

NEQ US-75 & Heritage Pkwy

3509 US-75, Sherman, TX, 75090



MATTHEWS™

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Project Scope

- 3.81 AC Available for Sale
 - Commercial Zoning
- Adjacent to New Developments:
 - Sherman Crossroads: 85-acre mixed use development
 - Future \$5 Billion Dollar GlobiTech plant
 - Texas Instruments \$30 billion dollar expansion
 - New \$160 MM Sherman High School
 - New hospital, medical offices, future grocery & retail: McDonald's, Taco Bell, Panda Express, Quick Trip, & more!
- In close proximity to over 1,200 single family & 3,500 multi-family units

Demographics

	3-MILE	5-MILE	10-MILE
POPULATION			
Five-Year Projection	22,577	49,410	83,013
Current Year Estimate	20,673	45,388	76,262
Growth Current Year-Five-Year	1.8%	1.8%	1.8%
HOUSEHOLDS			
Five-Year Projection	8,287	18,533	31,716
Current Year Estimate	7,582	17,017	29,118
Growth Current Year-Five-Year	1.9%	1.8%	1.8%
INCOME			
Average Household Income	\$82,927	\$84,896	\$91,780

±3.81 AC Available

±12,173 VPD (W Heritage Pkwy)
±47,970 VPD (Sam Rayburn Pkwy)

Land For Sale

MATTHEWS™

3509 US-75

Sherman, TX, 75090



3.807 AC

San Rayburn Fwy ± 47,970 VPD

± 12,173 VPD

1417

1417

Jack
in the box

Casey's

SCHULMAN'S
MBG
ALL-IN-ONE FAMILY FUN

CHIPOTLE
MEXICAN GRILL

Starbucks

McDonald's

QT
QuikTrip

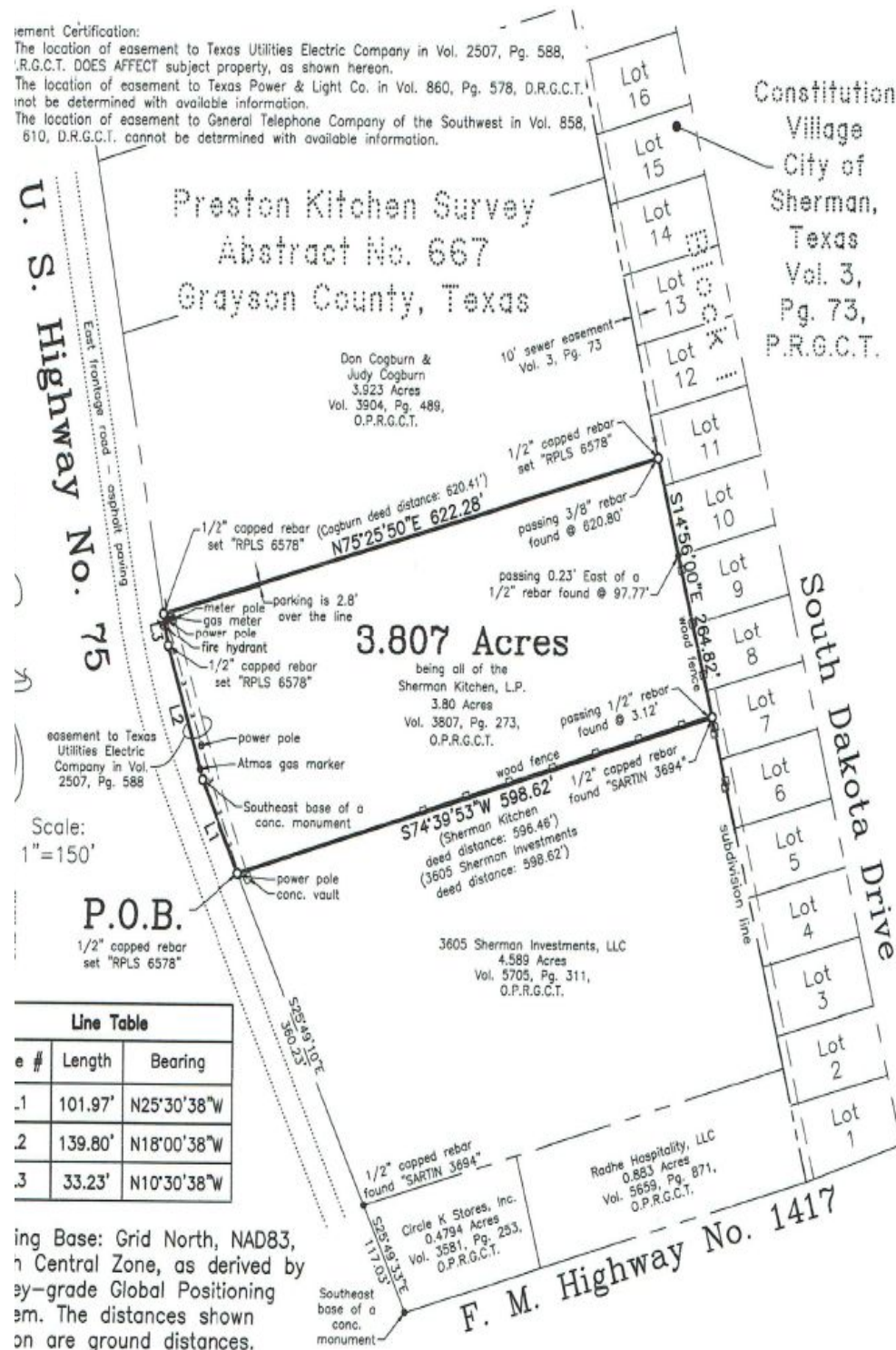
Days Inn
BY WYNDHAM

Super
8

Google Earth

Easement Certification:

The location of easement to Texas Utilities Electric Company in Vol. 2507, Pg. 588, D.R.G.C.T. DOES AFFECT subject property, as shown hereon.
 The location of easement to Texas Power & Light Co. in Vol. 860, Pg. 578, D.R.G.C.T. cannot be determined with available information.
 The location of easement to General Telephone Company of the Southwest in Vol. 858, Pg. 610, D.R.G.C.T. cannot be determined with available information.

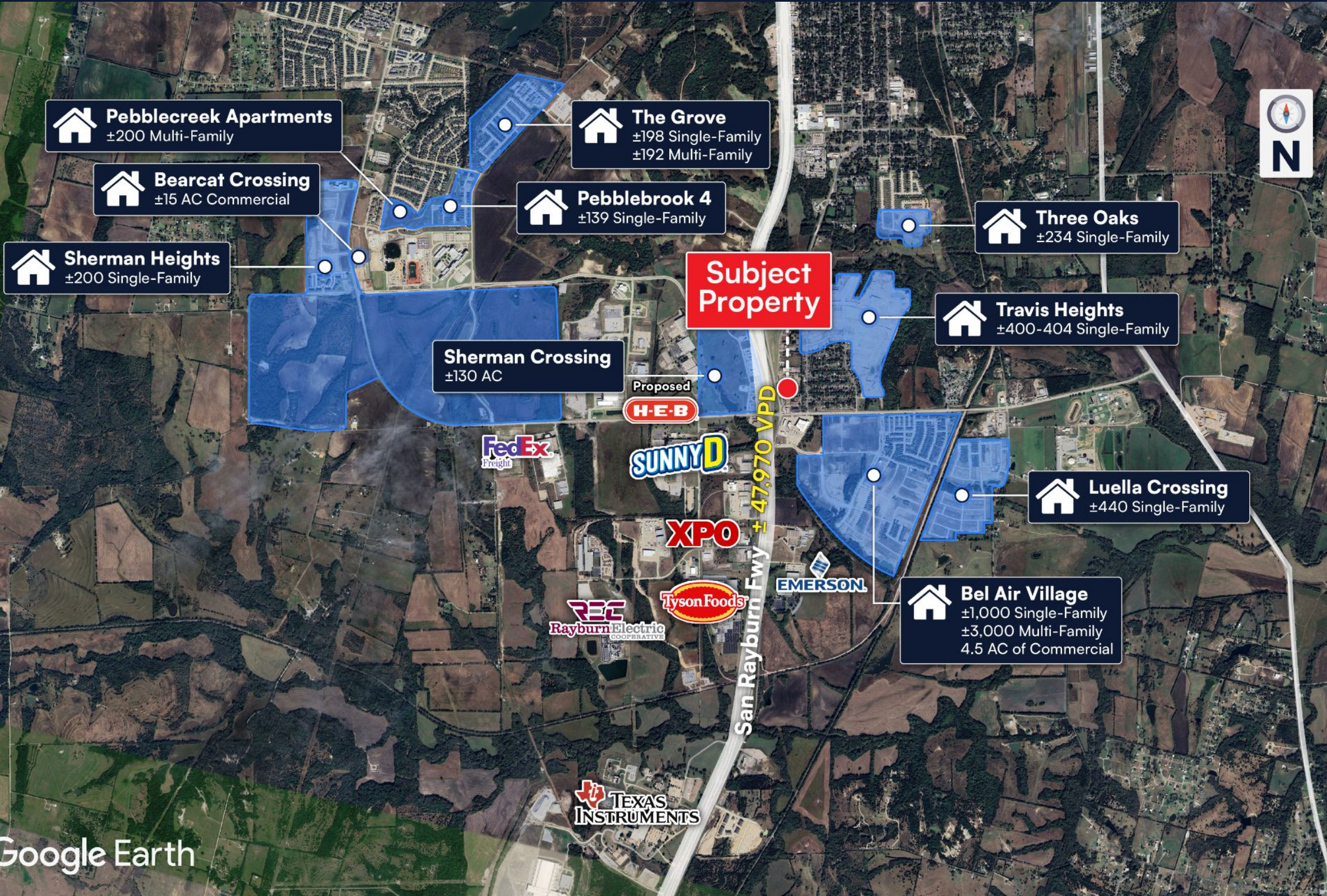


Scale:
1" = 150'

P.O.B.
1/2" capped rebar set "RPLS 6578"

Line Table		
Line #	Length	Bearing
1	101.97'	N25°30'38"W
2	139.80'	N18°00'38"W
3	33.23'	N10°30'38"W

Origin of Survey: Grid North, NAD83, Zone 14N, Central Zone, as derived by ground-based Global Positioning System. The distances shown on this plat are ground distances.



 **Pebblecreek Apartments**
±200 Multi-Family

 **The Grove**
±198 Single-Family
±192 Multi-Family

 **Bearcat Crossing**
±15 AC Commercial

 **Pebblebrook 4**
±139 Single-Family

 **Three Oaks**
±234 Single-Family

 **Sherman Heights**
±200 Single-Family

Subject Property

 **Travis Heights**
±400-404 Single-Family

Sherman Crossing
±130 AC

Proposed
H-E-B

 **Luella Crossing**
±440 Single-Family

FedEx
Freight

SUNNY D

XPO

EMERSON

REC
Rayburn Electric
COOPERATIVE

Tyson Foods

 **Bel Air Village**
±1,000 Single-Family
±3,000 Multi-Family
4.5 AC of Commercial

TEXAS INSTRUMENTS

San Rayburn Fwy ± 47,970 VPD



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of **3509 US-75, Sherman, TX, 75090** ("Property"). It has been prepared by Matthews. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.