4816 TX-91

Denison, TX 75020 | **Sherman-Denison Submarket**

Industrial
Investment Opportunity

Offering Memorandum

EXCLUSIVELY LISTED BY

Hank Klinge
Associate
(469) 868-4770
hank.klinge@matthews.com
License No. 812011 (TX)

Murphy Sloan
Associate
(972) 636-5231
murphy.sloan@matthews.com
License No. 810702 (TX)

Andrew Wiesemann
VP & Associate Director
(214) 295-7569
andrew.wiesemann@matthews.com
License No. 782132 (TX)

Patrick Graham
Broker of Record | License No. 9005919 (TX)

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INVESTMENT OVERVIEW

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INVESTMENT HIGHLIGHTS

Property Highlights

- **Prime Texoma Parkway Frontage:** Strategically positioned along a high-traffic commercial corridor with strong visibility and seamless connectivity to major transportation arteries, including US-75 and US-69, enhancing regional accessibility within the Sherman-Denison MSA.

- **Versatile Industrial Facility on ±4.67 Acres:** The ±6,100 SF warehouse is situated on a generously sized lot, offering substantial yard space suitable for industrial operations, distribution, or outdoor storage. The property's layout supports flexible adaptation to accommodate a range of tenant requirements or operational uses.

- **Expanding Sherman-Denison Economic Base:** The local MSA benefits from sustained economic growth, underpinned by a diversified employment base across manufacturing, logistics, technology, and healthcare sectors. Major employers—such as Texas Instruments' Sherman facility—contribute to a stable economic outlook, with regional GDP increasing approximately 3–4% annually and continued employment growth forecasted.

- **Value-Add Potential Through Site Enhancement:** With nearly ±3 acres of undeveloped land on-site, the property offers a compelling value-add opportunity. Investors may unlock additional upside through yard improvements or functional upgrades to the building, leveraging the site's flexible configuration and prominent frontage.


North Texas Regional Airport
±6.3 Miles Away
Caterpillar
Texoma Medical Center
±414 Beds
91
N
Subject Property
± 13,600 VPD
The Home Depot
Target
Walmart Supercenter
JCPenney
Belk
Hobby Lobby
Best Buy
Bath & Body Works
Old Navy
Cinemark
T.J.Maxx
Grayson College
±4,066 Students
Eaton
Powering Business Worldwide
Midway Mall
Dillard's
Sears Home Services
Johnstone Supply
82
± 14,300 VPD
EquipmentShare
National Wholesale Supply
ASCO
United Rentals
cedar supply, inc.
SitePro Rentals
ABC Supply Co. inc.
reece
Monitor
± 54,700 VPD
Sunbelt Rentals
ABF Freight
An ArcBest Company
Douglass Distributing
Christmas Designers
75
Lacore Logistics
XPO
Builders FirstSource
Sunny D
Altium Packaging
Tyson Foods
Emerson
Texas Instruments
Coherent

PROPERTY PHOTOS

PROPERTY SUMMARY

4816 TX-91,
Denison, TX 75020

PROPERTY SUMMARY

Property Summary

Address	4816 TX-91 | Denison, TX 75020
Year Built/Renovated	1976/1985
Zoning	LI - Light Industrial
Total AC	±4.6 AC
Warehouse SF	±6,100 SF
Clear Height	16’ West Portion 14’ East Portion
Overhead Door Dimensions	Five 12’ x 12’ Three 14’ x 12’ One 10’ x 8’
Coverage	4.64%
Property Features	Additional ±2,000 SF & ±1,200 SF Office(s) Fronting Texoma Pkwy

AERIAL OVERLAY

MARKET OVERVIEW

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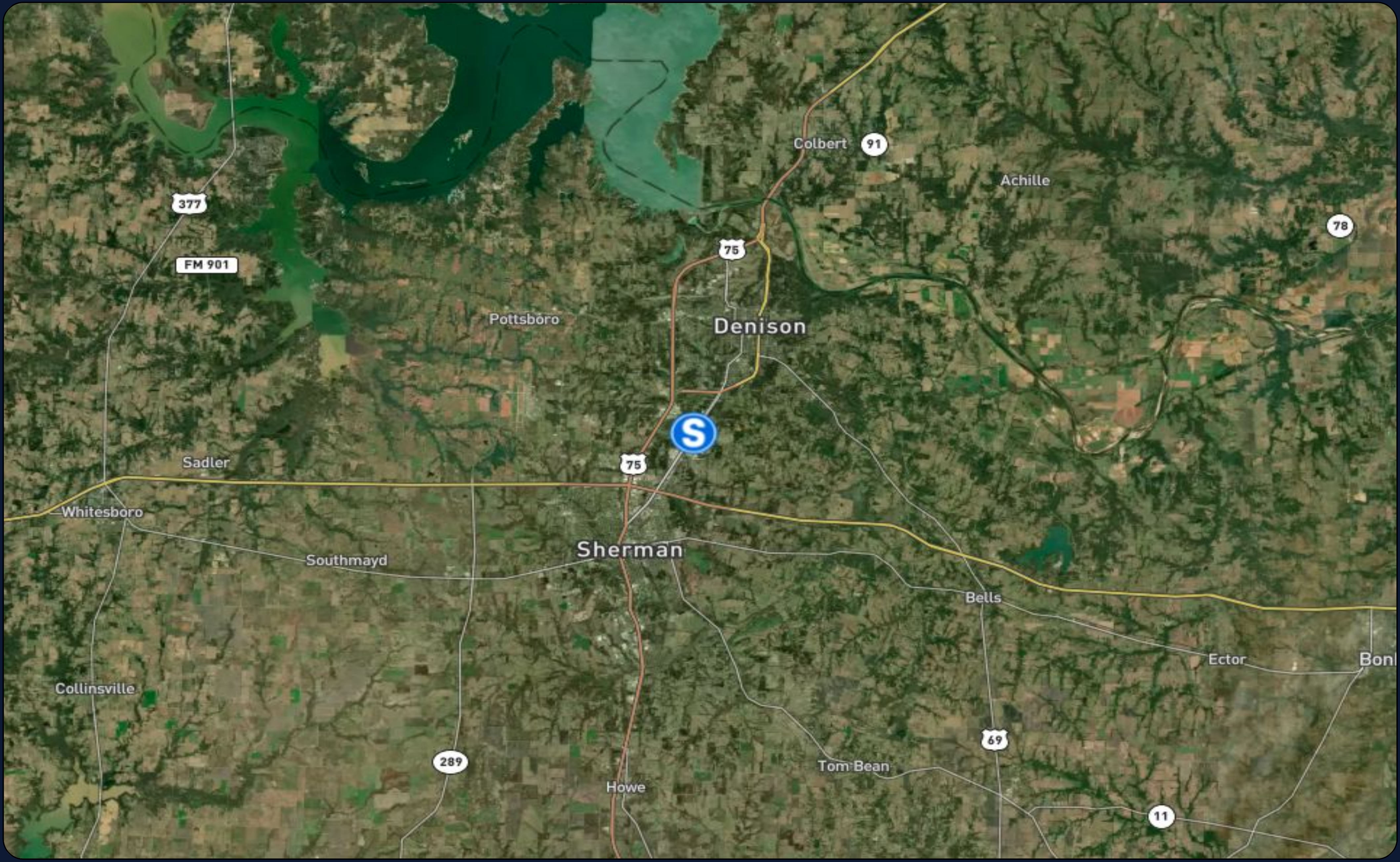

DENISON -SHERMAN, TX

Market Demographics

140,000
Total Population

$70,455
Median HH Income

53,300
# of Households

67.3%
Homeownership Rate

66,300
Employed Population

23.7%
% Bachelor's Degree

39.4
Median Age

$228,300
Median Property Value

Local Market Overview

Located just north of the Dallas–Fort Worth Metroplex, the Sherman–Denison area has established itself as a key growth corridor in North Texas. Companies and developers are targeting the region for its strategic location, available land, expanding workforce, and pro-business environment. Major manufacturers and high-tech employers are incorporating the area into long-term expansion plans, supported by strong transportation access and a growing industrial base.

Sherman and Denison form the center of this momentum. Sherman is seeing significant investment from advanced manufacturing, logistics, and semiconductor operations—most notably Texas Instruments' multi-billion-dollar fabrication campus. Denison, just north along U.S. 75, continues to add commercial activity through redevelopment efforts, lake-area projects, and improved infrastructure.

The region has transitioned from a rail- and agriculture-focused economy to a critical extension of the North Texas industrial network. With rising population and employment, Sherman–Denison is positioned as a strategic location for modern industry and long-term expansion.

Population	**3-Mile**	**5-Mile**	**10-Mile**
Five-Year Projection	17,428	56,990	100,387
Current Year Estimate	15,926	53,267	93,325
2020 Census	13,694	49,607	86,594
Growth Current Year-Five-Year	9.43%	6.99%	7.57%
Growth 2020-Current Year	16.30%	7.38%	7.77%
Households	**3-Mile**	**5-Mile**	**10-Mile**
Five-Year Projection	7,105	22,302	39,442
Current Year Estimate	6,387	20,541	36,171
2020 Census	5,451	19,298	33,672
Growth Current Year-Five-Year	11.25%	8.57%	9.04%
Growth 2020-Current Year	17.18%	6.44%	7.42%
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$89,151	$85,374	$91,098

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 4816 TX-91, Denison, TX, 75020 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser 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 or sale of the Property.

This Offering Memorandum 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 of this Offering Memorandum.

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.

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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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