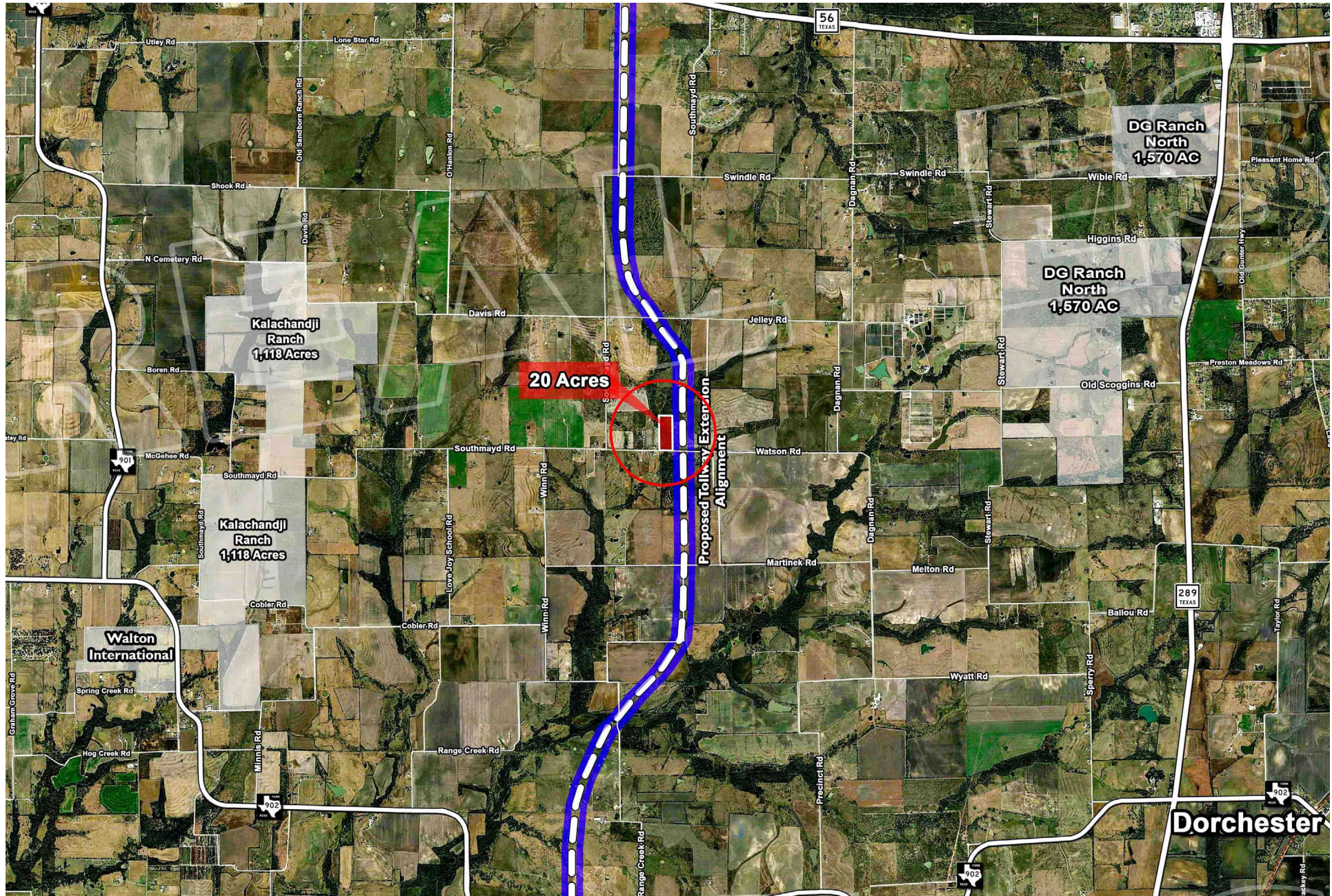


# 20 ACRES • INVESTMENT OPPORTUNITY

20 ACRES • WHITESBORO, TEXAS



**REX GLENENING**  
REX@REXREALESTATE.COM

972-250-1263  
**REXREALESTATE.COM**

**REX**  
REAL ESTATE

The information contained herein was obtained from sources deemed reliable; however, Blue Ox Brokerage, LLC makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

# PROPERTY OVERVIEW

## LOCATION

Northwest Corner of Watson Rd & Future Dallas North Tollway Extension  
Whitesboro, Texas, 76273

## HIGHLIGHTS

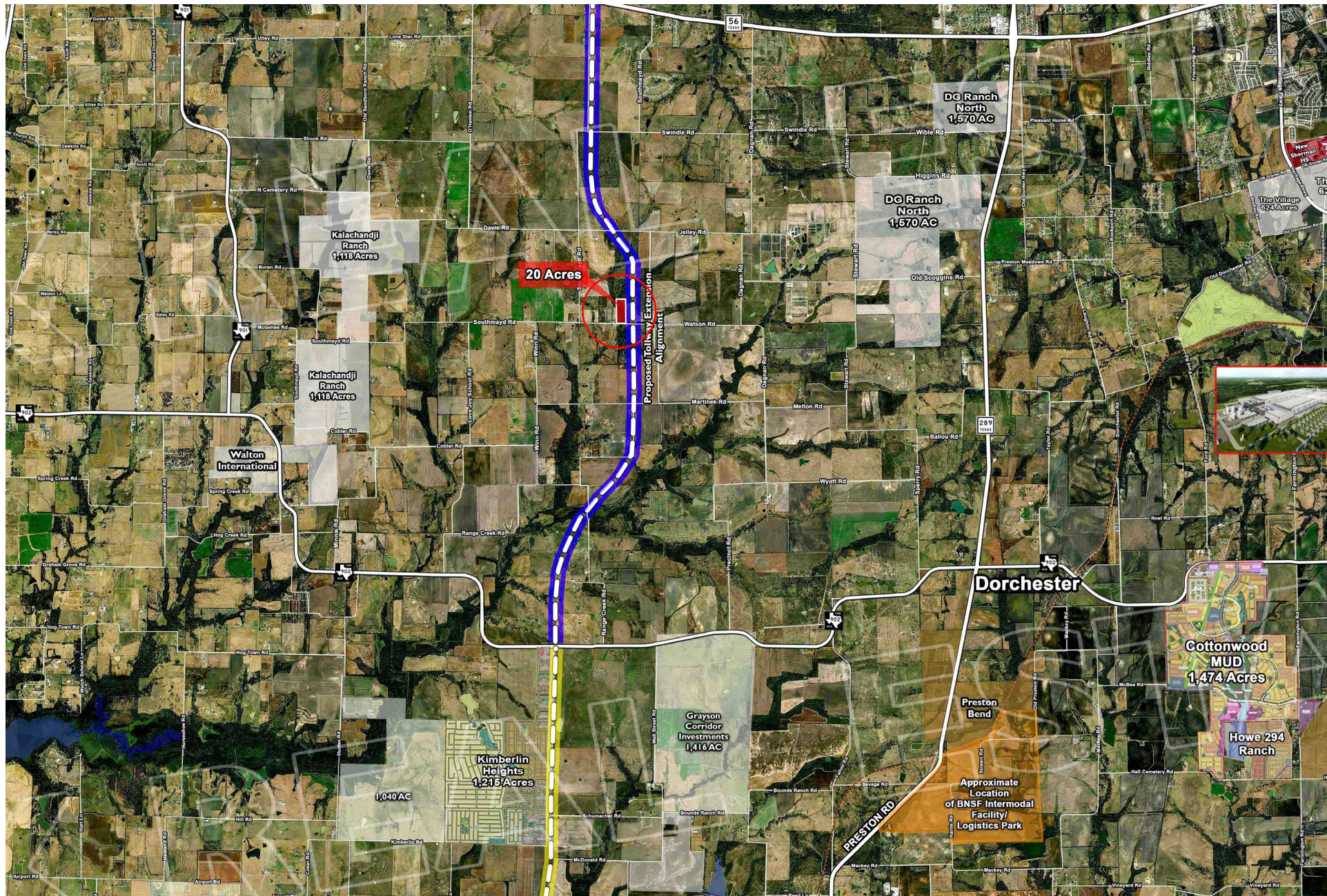
- Whitesboro is situated in North Texas, approximately 10 miles southwest of Sherman and about 60 miles north of Dallas.
- Historically, Whitesboro's economy has been based on agriculture, but like many small towns, it has diversified over the years. Some residents may commute to larger nearby cities for work.
- As one of the larger nearby cities, Sherman offers additional amenities, services, and employment opportunities. It is the county seat of Grayson County.
- The region offers various recreational opportunities, including parks, lakes, and outdoor activities. Lake Texoma, one of the largest reservoirs in the United States, is located nearby, providing opportunities for boating, fishing, and other water-related activities.

## DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
<b>TOTAL POPULATION</b>	457	1,910	32,190
<b>HOUSEHOLDS</b>	159	653	12,570
<b>AVG HH INCOME</b>	\$153,067	\$136,576	\$101,153



# MARKET AERIAL



# SHERMAN, TX OVERVIEW



## WORKFORCE

Sherman-Denison is a one-county metropolitan statistical area (Grayson County). Grayson County has an immediate workforce of 63,159. The three-county workforce includes 98,186. **In the total Sherman labor market, in which the city draws labor from an approx. 60-mile radius, the workforce includes 2,129,142.** Sherman employers regularly attract workers from adjacent rural counties, fast growing Dallas suburbs to the south and southern Oklahoma to the north. [Sources: Texas Workforce Commission, Applied Geographic Solutions]

## EDUCATION

**Grayson College** is the two-year community college serving the Sherman area. It offers degree programs for further advancement, workforce readiness programs and community enrichment classes. Additionally, the Center for Workplace Learning at Grayson College will partner with companies to design customized training programs for new employees at a Sherman facility. Designated Grayson College staff stands ready to work with company personnel and equipment manufacturers to develop and implement curriculum for the specific skills needed in the new facility.

**Austin College** is a private, residential, co-educational college dedicated to educating undergraduate students in the liberal arts and sciences while also offering select pre-professional programs and a graduate teacher education program. Founded by the Presbyterian Church in 1849, Austin College emphasizes academic excellence, intellectual and personal integrity and participation in community life. Austin College has approximately 1,400 students and is consistently ranked as one of the country's best small colleges by US News and World Report.

## EMPLOYERS IN SHERMAN

Company	Industry	Employees
Tyson	Beef & Pork Products	1,750
Sherman ISD	Public Schools	1,137
Texas Instruments	Semiconductors	700
Grayson County	Local Government	560
Regional Medical Center	Hospital	489
City of Sherman	Local Government	486
Alorica	Call Center	452
II-VI	Vertical-Cavity Surface-Emitting Lasers	385
Walmart/Sam's Club	Retail	375
Royal Case	Carrying Cases	371
Emerson	Rotary Control Valves	350
Austin College	College	322
Eaton B-Line	Metal Enclosures	270
Heritage Park Surgical Ctr	Hospital	250
Carrus Hospital	Hospital	205
GlobiTech	Silicon-epitaxy Services	200
Presco	Flexible PVC Film	180
Douglas Distributing	Fuel Distribution	174
Capio	Call Center	155
Kaiser Aluminum	Aluminum Extrusions	154
Progress Rail Services	Rail Turnouts & Frogs	136
Plyler Construction	Construction, Steel Fabrication	130
ActiTech	Personal Care Products	130
Modular Power Solutions	Power Skids for Data Centers	108
Starr Aircraft	Commercial Aircraft Interior Products	105
Modular Power Solutions	Power skids for data centers	105
Sunny Delight	Beverages	88
Altium Packaging	Plastic Bottles & Containers	83

Source: <https://sedco.org/>

# TEXAS MARKET OVERVIEW



POPULATION  
29,104,064



2<sup>nd</sup> FASTEST  
GROWING  
ECONOMY  
IN THE U.S.



TOP STATE FOR JOB GROWTH  
342,800 JOBS CREATED IN 2019

2<sup>nd</sup>

LARGEST CIVILIAN  
LABOR WORKFORCE  
13+ MILLION WORKERS

48

FORTUNE 500  
COMPANIES  
CALL TEXAS HOME



OVER 30,000 COMPANIES  
HAVE LOCATED OR EXPANDED  
FACILITIES IN TEXAS SINCE 2009



LARGEST MEDICAL CENTER  
TEXAS MEDICAL CENTER, HOUSTON  
2<sup>ND</sup> LARGEST CANCER CENTER  
MD ANDERSON, HOUSTON



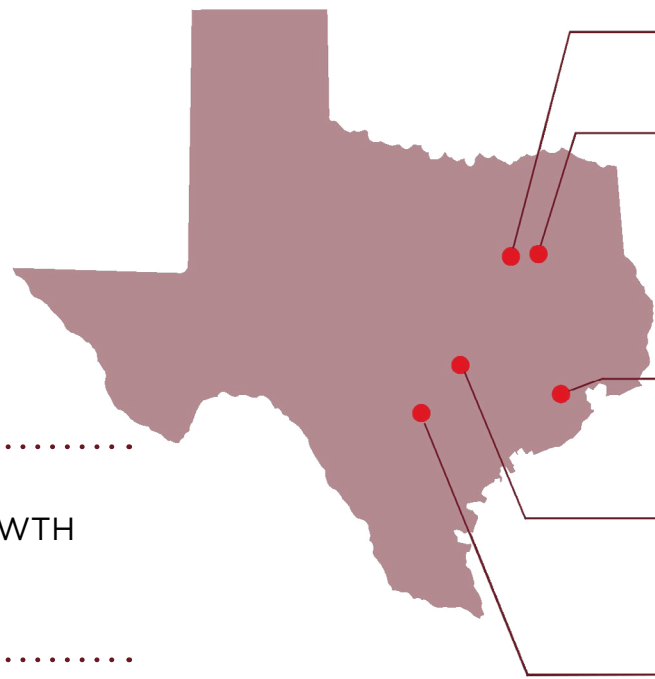
BEST STATE FOR BUSINESS  
FOR THE 14<sup>TH</sup> YEAR IN A ROW BY  
CHIEF EXECUTIVE MAGAZINE



AWARDED 2018 GOVERNOR'S CUP  
FOR THE MOST NEW & EXPANDED  
CORPORATIONS



NO STATE  
INCOME TAX



**FORT WORTH**  
TOP 20 LARGE U.S. CITIES  
TO START A BUSINESS 2018

**DALLAS**  
#1 FASTEST GROWING MSA 2019  
#5 BEST PERFORMING CITIES IN U.S.

**HOUSTON**  
#2 TOP U.S. METROS FOR JOB GROWTH  
2019  
#2 METROS WITH MOST CORPORATE  
HEAD-QUARTERS

**AUSTIN**  
#1 BEST PLACE IN AMERICA TO  
START A BUSINESS 2019  
#3 BEST PERFORMING CITIES IN U.S.

**SAN ANTONIO**  
#1 BEST CITY FOR VETERANS 2019



# 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 SALESAGENT 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 know!) 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.

**REX Real Estate I, LP** 9002487

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name

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Email

Phone

**Rex Glendenning**

248775

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Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/tenant/Seller/Landlord Initials

Date