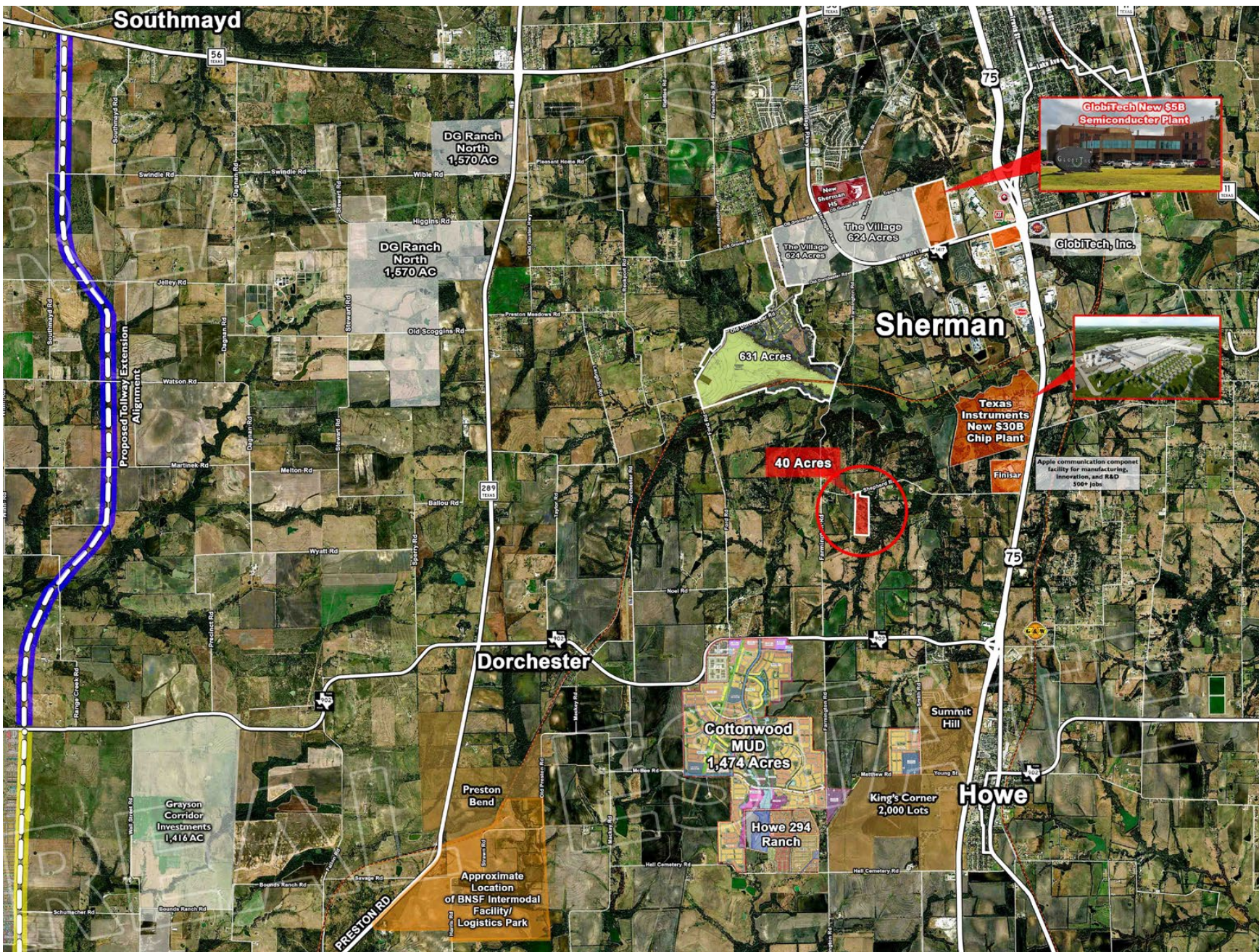


± 40 ACRES • INVESTMENT OPPORTUNITY

±40 AC - LAND PLOT • SHERMAN, TX



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PROPERTY OVERVIEW



LOCATION

SEC Farmington Rd & Shepherd Dr, Sherman, TX 75092



HIGHLIGHTS

- 40 AC (1,742,400 SF) Land Plot Available
- Surrounded by Residential and Up and Coming Industrial Developments
- Located down the street from Texas Instruments, a new \$30 billion fabrication plant that is capable of supporting over 3,200 employees.
- Other nearby employers include Tyson Foods, GlobiTech, Finisar, Emerson, Royal Case, Kaiser Aluminum, and Sunny Delight.
- Zoning: Call Broker for Details
- Price: Call Broker for Details



DEMOGRAPHICS

| | 3 MILE | 5 MILE | 7 MILE |
|------------------------|----------|----------|----------|
| 2023 POPULATION | 2,397 | 14,006 | 39,114 |
| 2028 PROJ. POP. | 2,838 | 15,152 | 40,026 |
| AVG HH INCOME | \$99,823 | \$95,569 | \$86,240 |



TRAFFIC COUNTS (TXDOT 2022)

FM-902: 4,084 VPD

US-75: 54,058 VPD



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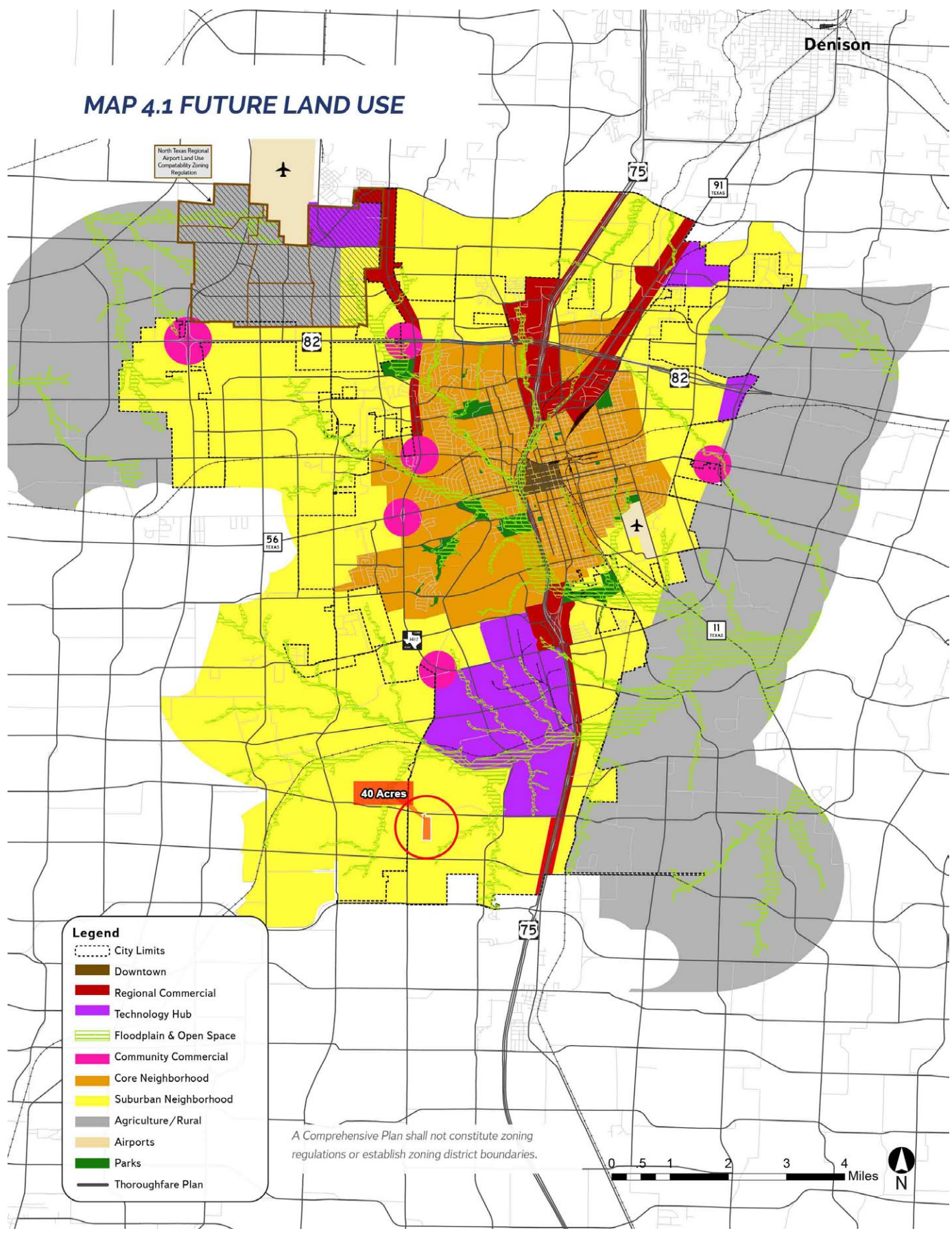
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SHERMAN FUTURE LAND USE MAP

MAP 4.1 FUTURE LAND USE



- Legend**
- City Limits
 - Downtown
 - Regional Commercial
 - Technology Hub
 - Floodplain & Open Space
 - Community Commercial
 - Core Neighborhood
 - Suburban Neighborhood
 - Agriculture/Rural
 - Airports
 - Parks
 - Thoroughfare Plan

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries.



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SHERMAN TX - OVERVIEW

STORY

Sherman was founded in 1846 by Grayson County commissioners. It sits directly within the heart of the county and is named after General Sidney Sherman, a hero of the Texas Revolution. It is known as an Educational and Religious Center and has seen a significant growth in educational and industrial development. It is home to 2 different colleges, **Grayson College**, the two-year community college serving the Sherman area. It offers degree programs for further advancement, workforce readiness programs and community enrichment classes. **Austin College** is the second school in the Sherman Vicinity, it 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.

[Sources: Sherman, TX Website]

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]

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 |



SHERMAN DEVELOPMENTS

TEXAS INSTRUMENTS' \$30 BILLION SHERMAN PLAN IN GRAYSON COUNTY

Texas Instruments will invest in a state of the art, fully-automated, semiconductor wafer fabrication project that will include four separate fabrication buildings, tools, machinery, and equipment used to fabricate advanced 300-mm semiconductor wafers that will be assembled into finished semiconductors and sold to electronics designers and manufacturers all over the world for use in industrial, automotive, communications and personal electronics products.

The new facilities will be constructed on TI's existing 560-acre site in Sherman. The total project has the potential to reach a total CAPEX of approximately \$30 billion and 3,200 new jobs at an avg. salary of \$70,000 plus benefits.

P1 - \$6.4B, 800 jobs / P2 - \$6.9B, 800 jobs
 P3 - \$7.5B, 800 jobs / P4 - \$8.2B, 800 Jobs

Start of construction - Q1 2022, possibly Jan-Feb
 Start of production - 2025 for FAB 1



BEL AIR VILLAGE - BILLION-DOLLAR DEVELOPMENT IN SHERMAN

Construction for Sherman's newest development is finally underway. On its 280 acres of land, the village will have a mix of single-family and multi-family homes for 8,000 future residents, along with other amenities like restaurants, event venues, and something everyone can use in the Texas heat: a lagoon.

The land sits near the intersection of Highway 75 and FM-1417, just across from surrounding neighborhoods.

There's no official deadline for the project yet, but they say they're hoping to start seeing homes completed by the end of the year.

Source: News 12 // Lauren Rangel // Jul 28, 2021

NORTH TEXAS IS THE COUNTRY'S NEW SEMICONDUCTOR MANUFACTURING CAPITAL

It's being compared to Silicon Valley. Some have dubbed it Silicon Alley—or more aptly, Silicon Prairie. And if you haven't already bought land for development along the 30-mile stretch of U.S. 75 north of McKinney to Sherman, you're facing skyrocketed land prices.

In a tale that's similar to what happened with the suburbs of Plano, Frisco, and Richardson some 20 to 30 years ago, the once sleepy towns of Anna, Melissa, Sherman, and Van Alstyne are becoming the new hotbed for the region's growth, with the promise of an estimated 4,500 jobs coming to the area within the next five years.

Last November, Texas Instruments announced that it would build a \$30 billion, 4.7-million-square-foot semiconductor fabrication plant in Sherman—the largest electronic production facility in the state and among the biggest manufacturing facilities in the country. Fending off a bid to bring the plant to Singapore, the town with a population of 44,873 located about 60 miles north of Dallas landed its big fish, bringing with it a projected 3,000 jobs that will pay an average of \$55,000 per year. TI broke ground on the first two phases of the project in May and is expected to begin delivering products from its Sherman plants by 2025.

Just about a month later, in June, global semiconductor manufacturer GlobiTech awarded its \$5 billion, 1,500-job project to Sherman, too. To lure GlobiTech's semiconductor plant, the Sherman Economic Development Corp. offered \$20 million in cash payments and the sale of nearly 150 acres of land worth more than an estimated \$14.4 million. The Texas Enterprise Fund added an additional \$15 million grant to the incentive package. Meanwhile, the city of Sherman, Grayson County, and Grayson College offered tax incentives and discounted utilities. The global semiconductor manufacturer was also considering sites in Ohio and South Korea before choosing to make North Texas its permanent home.

“These are once-in-a-lifetime projects for our region,” says Kent Sharp, president of the Sherman Economic Development Corp. “You work your entire career in economic development with the hopes of being part of a deal that has a ‘B’ in front of it—and we’ve landed two in the past year.”



ROOFTOPS AND RESIDENTS

Homebuilders have taken notice of the flurry of semiconductor projects coming soon to Sherman—and it is having a ripple effect for towns along the Highway 75 corridor. “Anna is one of the fastest-growing towns in North Texas, and we’re proud to be a part of the positive growth story there,” said Mehrdad Moayed, president and CEO of Farmers Branch-based Centurion American, when he broke ground on the Villages of Hurricane Creek development earlier this year. Phase one of the project is underway and, in total, will include 1,794 single-family lots, 400 multifamily units, and 60,000 square feet of new commercial development.



Anacapri by Megatel is another housing project that broke ground earlier this year. Announced in October 2021, the \$800 million development includes 1,239 single-family homes, 600 multifamily units, and a 2.3-acre crystal lagoon. Megatel has sold every phase one lot in the forthcoming development.

National homebuilders are getting in on the action, too. Construction is set to commence later this year on Bloomfield Homes’ Crystal Park in Anna, which includes 981 single-family lots and 82 acres of mixed-use. D.R. Horton plans 942 single-family lots and 600 multifamily units at its new The Woods at Lindsey Place development in Anna. And Meritage Homes will add 456 homes at Wolf Creek Farms, The Quarry at Stoneridge, and Bryant Farms in Melissa.

It all adds up to more residents making the Highway 75 corridor home. According to the most recent U.S. Census Bureau population estimates, Melissa has seen 21.8 percent population growth since 2020, growing from 13,941 to an estimated 16,983. For Anna, its population is up 19.5 percent from 16,935 to 20,243. Sherman has added more than 6,000 residents in the last two years, seeing its population balloon from 38,521 at the 2010 census to its current population estimate of 44,873.

Though its neighbors to the south, McKinney and Frisco, have seen double-digit drops in homebuilding permits in the first half of 2022, Anna’s residential permits are up 15 percent for 635 permits this year. Meanwhile, Melissa saw a 2 percent gain at mid-year over a year ago, with 522 total permits. Sherman’s housing permits have more than doubled, from 154 in June of 2021 to 316 permits at the halfway point of 2022.

And there are few signs of slowing, says Anna’s economic development director Joey Grisham. As Texas Instruments and GlobiTech complete their initial phases in the coming years, he expects to see spinoff companies, suppliers, and customers from these two giants move to the area, similar to what happened with TI in Dallas and Richardson in decades prior.

“My phone has been ringing off the hook with interest,” Grisham says. “It’s definitely an exciting time for the Dallas-Fort Worth region as a whole—and there’s no better time than now to do business in north Collin County.”

Source: <https://www.dmagazine.com/publications/d-ceo/2022/september/north-texas-is-the-countrys-new-semiconductor-manufacturing-capital/>

GLOBITECH & TEXAS INSTRUMENTS

GLOBITECH AND TEXAS INSTRUMENTS' MASSIVE EXPANSIONS IN SHERMAN SHOW THE RISE OF 'MEGA-PROJECTS,' CAPACITY OF DFW

Massive multibillion-dollar expansions by GlobiTech and Texas Instruments that are anticipated to bring a combined 4,500 jobs to Sherman are an example of “mega-projects” that are on the rise worldwide, and the Dallas-Fort Worth area, in its broadest geographic sense, is poised to reap big rewards from the moves, economic developers say.

The Collin County city of Anna, 20 miles south of Sherman on U.S. 75, is sitting pretty after the economic development victories by its neighbor to the north, said Joey Grisham, director of economic development in Anna.

For starters, multifamily and single-family housing are booming in Anna, and the jobs that will flow into Sherman will fuel that growth for the city and others around it, Grisham said.

“I think Anna, Melissa, Van Alstyne certainly stand to gain quite a bit from the housing standpoint from the future workforce coming in,” he said in an interview with the Dallas Business Journal.

The benefits don't stop with housing.

Industrial activity is brisk along the U.S. 75 corridor, Grisham said, and much of the activity is due to TI's expansion as suppliers work to build a network and spinoff opportunities position themselves nearby. Adding GlobiTech's facility to the high-tech manufacturing mix will accelerate that activity, he said.

“The industrial stuff is really hopping right now along the 75 corridor,” he said. “It's going to create offshoots. They need suppliers. And probably the best thing for all of us is it's going to generate more excitement around the tech industry.”

“You already had the TI plant down in Richardson, and now you're going to have this expansion up in Sherman, so that puts us (Anna) in the center of those two markets,” Grisham said. “You're building an ecosystem here for tech companies.”

Sherman nabbed its second major semiconductor-related expansion last week when GlobiTech chose the city for a new \$5 billion silicon wafer plant expected to create 1,500 new jobs. The subsidiary of Taiwan-based GlobalWafers Co. selected Sherman over sites in Ohio and South Korea for the 3.2 million-square-foot facility that could eventually crank out more than 1 million silicon wafers monthly when production begins by 2025.

GlobiTech's decision came just weeks after Texas Instruments (Nasdaq: TXN) broke ground on what will be up to four new semiconductor wafer fabrication plants in Sherman at a jaw-dropping anticipated investment total of \$30 billion. TI's move will create around 3,000 jobs.



GLOBITECH & TEXAS INSTRUMENTS

The TI and GlobiTech expansions have propelled Sherman to the top of the heap of economic development hotspots in the nation, Grisham said.

“Sherman is clearly the top community right now in economic development,” he said. “I mean, who else has landed \$35 billion worth of projects?”

The GlobiTech and TI expansions are an example of “mega-projects” that are on the rise worldwide, said Mike Rosa, senior vice president of Economic Development for the Dallas Regional Chamber.

Mega-projects, defined as those that create at least 1,000 jobs and have capital expenditures of \$1 billion or more, have grown from five worldwide in 2016 to 19 in 2021, Rosa said.

“That reflects the electric-vehicle sector, the battery sector, some of the things that we’re seeing happening, and of course the semiconductor sector is a part of that,” he said. “I don’t know what the number will be for 2022, but GlobiTech is going to be one of those. Tesla, in Austin, was one of those. TI in Sherman was one.”

Mega-projects have grown in scale as well as in numbers, Rosa said. Of the 19 mega-projects in 2021, the average capital expenditure was about \$5 billion and the average job creation was 4,000, he said.

“I’ve been doing this for 30-something years in DFW, and I remember when \$100 million was an incredibly large project,” he said. “And now, a billion dollars almost feels small. It’s not, but it feels small because these projects, on average, are ramping up in capex and jobs.”

The Sherman-Denison area in Grayson County is considered part of the Dallas-Fort Worth area for economic development purposes, Rosa added.

“The DFW region has lots of parts, and it’s got lots of places for different kinds of companies to go,” he said. It’s very, very important that we have large sites for the Teslas, the Samsungs, the TIs. And you can include GlobiTech in that.”



Source: <https://www.bizjournals.com/dallas/news/2022/07/06/globitech-texas-instruments-sherman.html?s=print>

SPEEDING TO HIGH-TECH FUTURE

SHERMAN — A small-town past and a cutting-edge future are colliding in Sherman.

In the past year, the city of 45,000 has landed two multibillion-dollar projects that will cement its place as a semiconductor manufacturing hub. Taiwanese company GlobalWafers is building a \$5 billion silicon wafer plant, and Texas Instruments is investing \$30 billion in a complex that will build the chips themselves.

Sherman has long punched above its weight in attracting high-tech manufacturers. Texas Instruments has a decades-long history there, and GlobalWafers subsidiary GlobiTech, which runs a plant applying a coating to silicon wafers, was founded there.

But the new projects are still a big deal. Even after big tax breaks for the companies, the plants represent hundreds of millions of dollars in taxable property value, boosting revenue for the city, school district, Grayson County and Grayson College. City leaders hope to use their slice of the pie to invest in parks, infrastructure, police and firefighters.

Meanwhile, Sherman’s population could double in the next five to 10 years, city officials say. The city has a development plan for 8,000 new homes.

“No longer is Sherman, Texas, a small, rural, pass-through town on your way out of the Metroplex to Oklahoma,” local real estate agent Evan Martin wrote in an email.

More fast-food restaurants are coming to town. Mayor David Plyler hopes to see new premium restaurants join them as well as retailers like H-E-B, Costco and Trader Joe’s.

The city has built a high school, with facilities designed to prepare students for STEM careers — including at places like Texas Instruments.

“You’re going to want to gear some of your curriculum, especially your career-force curriculum, into pathways that would lead them to potentially working at a place like that,” Sherman school Superintendent Tyson Bennett said in June after Sherman won the GlobalWafers project.

Even as the town grows up, Sherman residents don’t want to leave their roots behind. That truth is on display downtown, where local businesses proudly display their history. The menus at the Old Iron Post tell the story of the restaurant’s namesake, a 19th-century grocery store known as “the vilest hole in town.” The Loft coffee shop displays signs about the history of downtown.

“Pride runs deep,” Martin wrote, for everything from Sherman’s buildings and parks to its history and its school sports mascot — the Bearcats.

Growth has arrived faster than expected. Twenty-year development plans are now five-year plans, Plyler said. But city leaders are still approaching planning and zoning decisions with an eye to the long term, trying to help Sherman maintain its identity as it grows.

“We want to maintain that small-town feel, even though we’re busting at the seams,” Plyler said.

Source: <https://epaper.dallasnews.com/app/DAMONE/editionguid/0eb86266-68df-4bdd-834e-684970406632>



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 BONA FIDE 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.

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Buyer/Tenant/Seller/Landlord Initials

Date