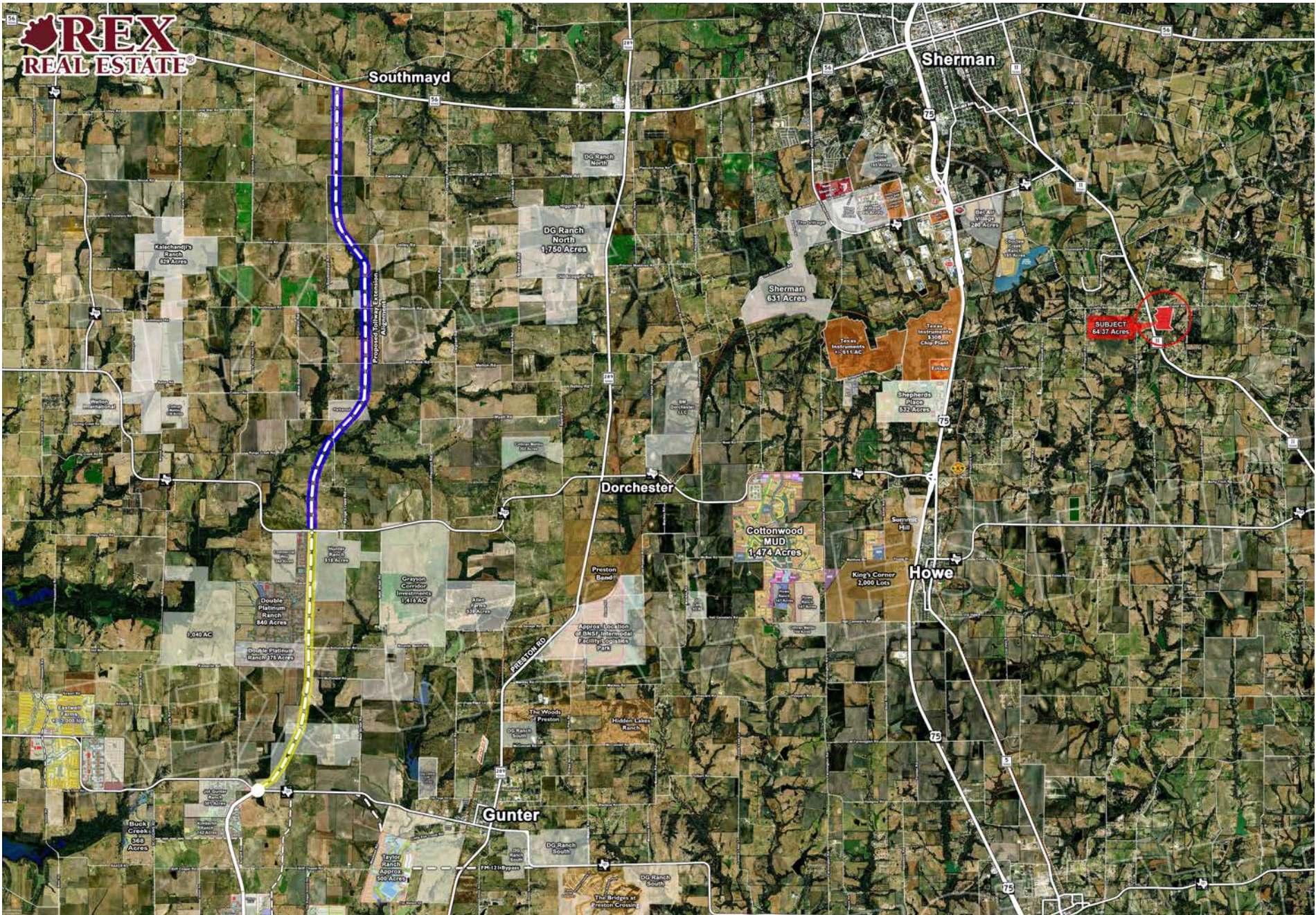


LUELLA 64 ACRES



PROPERTY OVERVIEW



LOCATION

Located at the southeast quadrant of Cedar Road and TX-11 in Sherman, TX 75090



HIGHLIGHTS

- 64.37 +/- Acres Available
- Sherman Independent School District
- The property is located near **GlobiTech's** newly opened Semiconductor Globalwafers Plant and the new \$30 Billion Texas Instruments Chipmaking Campus
- Nearby new 500,000 square foot **Sherman High School Campus & Athletic Facility**
- **Sherman, Texas** is experiencing significant economic growth, driven by substantial investments in the semiconductor industry and a diverse industrial base.
- Major Employers in Sherman: Tyson Foods, Texas Instruments, GlobiTech, Sherman ISD, Carrus Hospital, Emerson, etc.



DEMOGRAPHICS OF SHERMAN

TOTAL 2024 POPULATION	45,843
# OF HOUSEHOLDS	17,418
AVERAGE HH INCOME	\$76,571
MEDIAN AGE	35.5
PROJ. POPULATOIN 2029	49,979



GOOGLE EARTH SITE IMAGE



REX GLENDENNING
REX@REXREALESTATE.COM

972-250-1263
REX
REXREALSTATE.COM 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.

SHERMAN FUTURE MAJOR RETAIL - HWY 75 & FM 1417



Retail

While the city population is roughly 45,000, Sherman's retailers service a trade area in excess of 180,000 people with over \$1B in annual retail spending.

Tenants realize the value of the market, with most tenants boasting a 10+ year ten-ure. Vacancies rarely occurring among the national tenants, and rarely remain vacant for long.

Currently, exceptional retail development opportunities are available in the southern portion of the city.

Source: Sherman EDC 2022

SHERMAN MAJOR EMPLOYERS - PROGRESS PARK & ADJACENT



Employment

Texas Instruments (TI) is in the process of a \$30B expansion of their existing facility, which will add 3,200 jobs that average \$70,000/yr + benefits.

TI supplier GlobalWafer has recently announced a new \$5B facility for wafer facility that will add 1,500 jobs by 2025.

Sherman is currently home to nearly 30,000 employees, with employment growth expected to rise 15%+ over the next few years.

Source: Sherman EDC 2022

HOUSING REPORTS

Grayson County
Housing Report

April 2025

Median price
\$309,074

↓ 4.9%

Compared to April 2024

Price Distribution



Active listings

↑ 31.2%

1,412 in April 2025



Closed sales

↓ 13.5%

199 in April 2025



Days on market

Days on market	82
Days to close	32
Total	114

15 days more than April 2024



Months of inventory

7.2

Compared to 5.6 in April 2024

About the data used in this report
Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among the Texas Association of REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Real Estate Center at Texas A&M University.



GREATER★TEXOMA
ASSOCIATION OF REALTORS

Sherman
Housing Report

April 2025

Median price
\$254,500

↓ 13.6%

Compared to April 2024

Price Distribution



Active listings

↑ 47.1%

334 in April 2025



Closed sales

↓ 12.5%

35 in April 2025



Days on market

Days on market	71
Days to close	27
Total	98

Unchanged from April 2024

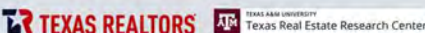


Months of inventory

7.3

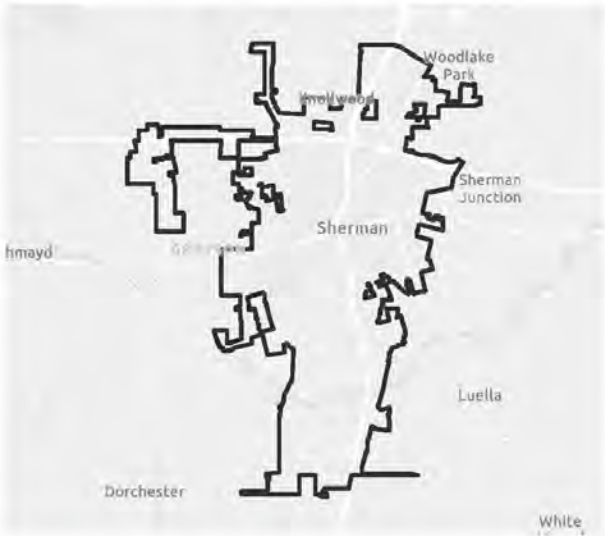
Compared to 4.5 in April 2024

About the data used in this report
Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among the Texas Association of REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Real Estate Center at Texas A&M University.



GREATER★TEXOMA
ASSOCIATION OF REALTORS

SHERMAN POPULATION TRENDS



POPULATION TRENDS AND KEY INDICATORS

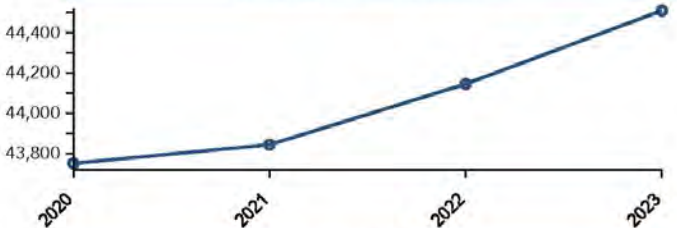
Sherman
Sherman

44,509	17,107	2.52	36.1	\$54,755	\$215,794	61	94	76
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

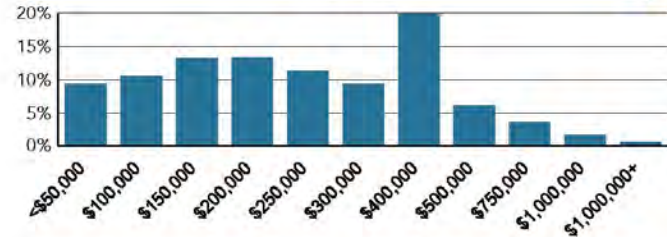
MORTGAGE INDICATORS



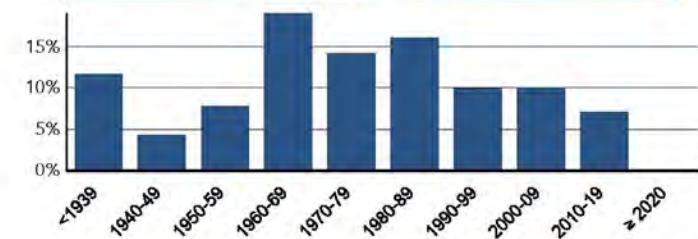
Historical Trends: Population



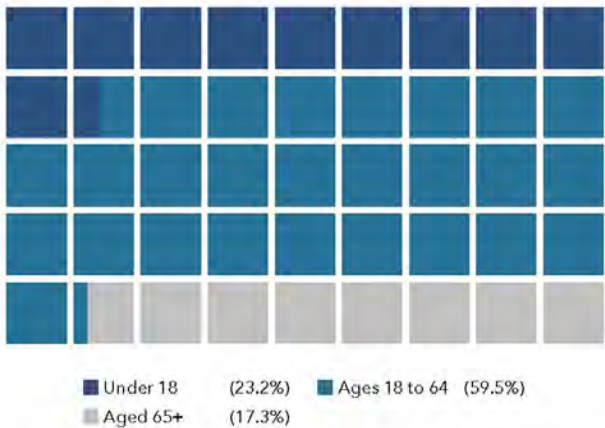
Home Value



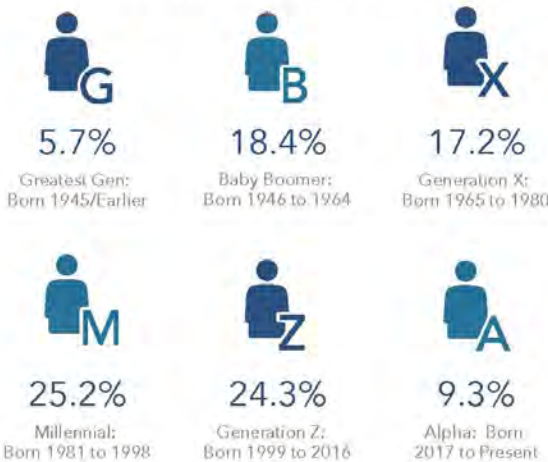
Housing: Year Built



POPULATION BY AGE

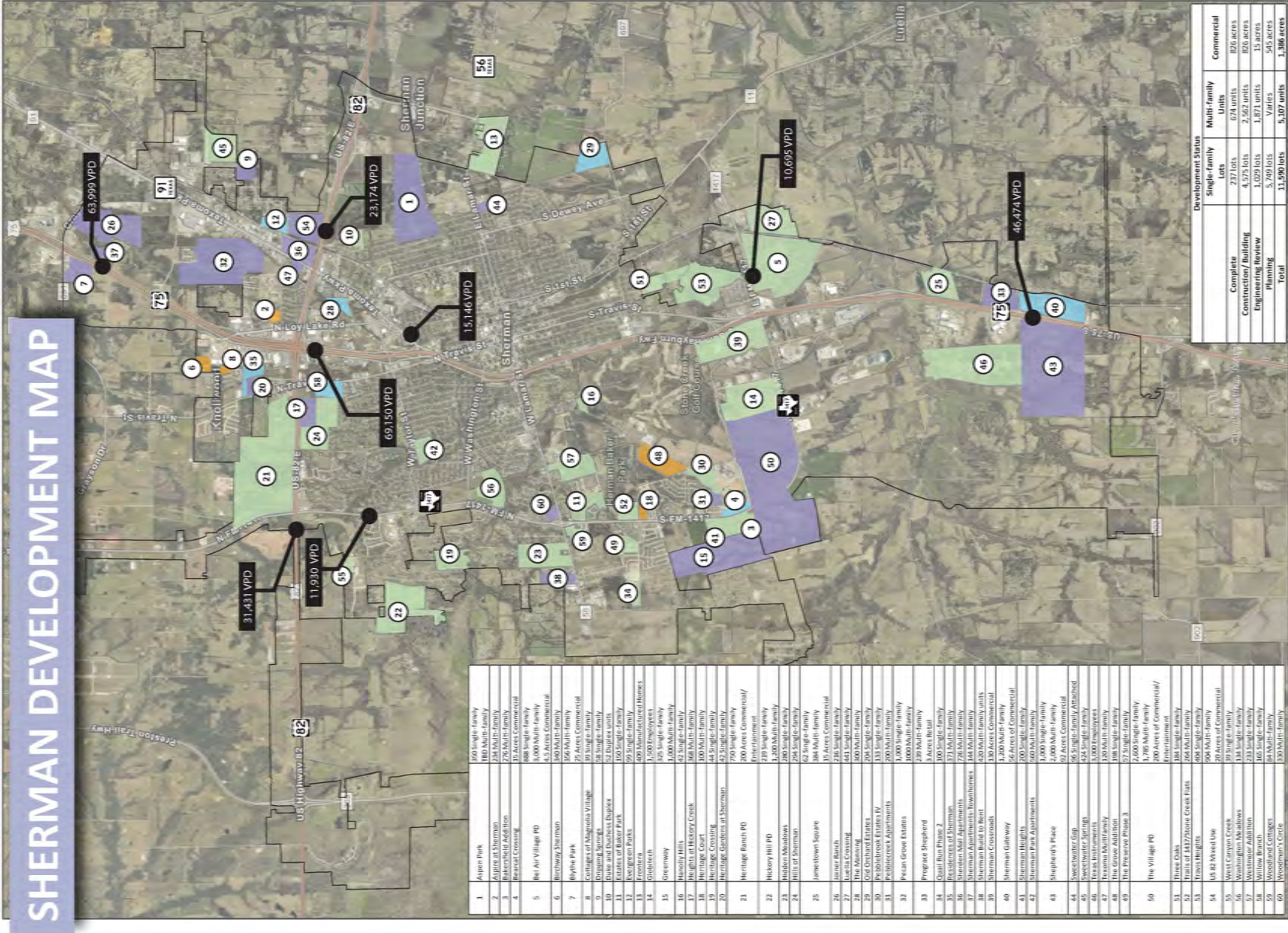


POPULATION BY GENERATION



Source: This infographic contains data provided by Esri, Esri-U.S. BLS, ACS. The vintage of the data is 2023, 2028, 2017-2021.
© 2024 Esri

SHERMAN DEVELOPMENT MAP



CITY OF SHERMAN Development Map

Sherman
CLASSIC TOWN, BROAD HORIZON,
Development Services

Date: 05/01/2025

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

GlobalWafers opens first phase of new Sherman wafer production site

The city formerly known as the “Athens of Texas” has evolved and grown into the center of the new Silicon Prairie through its burgeoning tech hub. City, state and national leaders came together Thursday to celebrate the completion of GlobalWafers’ new production facility, one of the cornerstones of the Sherman’s growing tech industry. Thursday’s ribbon cutting for the new facility featured representatives from GlobalWafers, state officials and dignitaries from Taiwan who contributed to the development of the new silicon wafer facility, which is among the first of its kind to be built in the U.S. in the past two decades. Thursday’s festivities were capped off by the announcement of an additional \$4 billion in its Sherman facilities, bringing its investment to date to about \$7.5 billion.

“This is a monumental moment for our city,” Sherman Mayor Shawn Teamann said. “The semiconductor industry has been a staple of the Sherman community since the 50s, but this bringing back advanced manufacturing into the community will change the landscape of our city forever.” Despite Sherman’s growing reputation as a tech hub in the 2020s, the city’s history with the semiconductor industry goes back to the 1950s when Texas Instruments first opened facilities within the city. This was followed by MEMC opening Sherman facilities in the 60s to produce among the first mass-produced silicon wafers, which are used in the production of semiconductors.

GlobiTech, a subsidiary of GlobalWafers, opened its doors in Sherman in 1998 and planted the early seeds for the development the city is seeing today. “And here we are in 2025, GlobalWafers America opening their center right here in Sherman, Texas, the first advanced high volume 300 millimeter silicon wafer fab in the country,” Teamann said. “Although Sherman has a history with the semiconductor industry at being there for their inception in the beginning, to me I am proud of the journey, the evolution, adaptation that we have seen over the years.”

GlobalWafers most recent investment in Sherman came in the summer of 2022 when the company announced plans to invest \$5 billion in a new wafer production site in Sherman. “It took us eight months before we ever broke ground,” GlobalWafers Vice President Wyatt Watson said. “That’s eight months of negotiating with the state, with federal governments and working with contractors to see if anyone could even do it in eight months. (It was) eight months before we had equipment on the ground.” The announcement came at the heels of a similar announcement by Texas Instruments in 2021 that it planned to invest nearly \$30 billion in new facilities in Sherman for semiconductor production. The two facilities are expected to generate thousands of jobs directly during the course of their lifespans, with countless tertiary jobs created to support the two businesses.

Thursday’s groundbreaking represents the first phase of GlobalWafers’ planned expansion in the Sherman market and a \$3.5 million investment by the company. While the first phase of the facilities are now in operation, and started its first shipments in April, the portion of the building meant for the second phase was built but not outfitted for production. Watson said the second phase will move forward once market conditions and demand support it. The newly-announced \$4 billion investment will support phases three and four of the development. While no timetable for these phases was given, Watson said they will be located in a second facility similar to the current production site.



Source: Herald Democrat // May 2025



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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