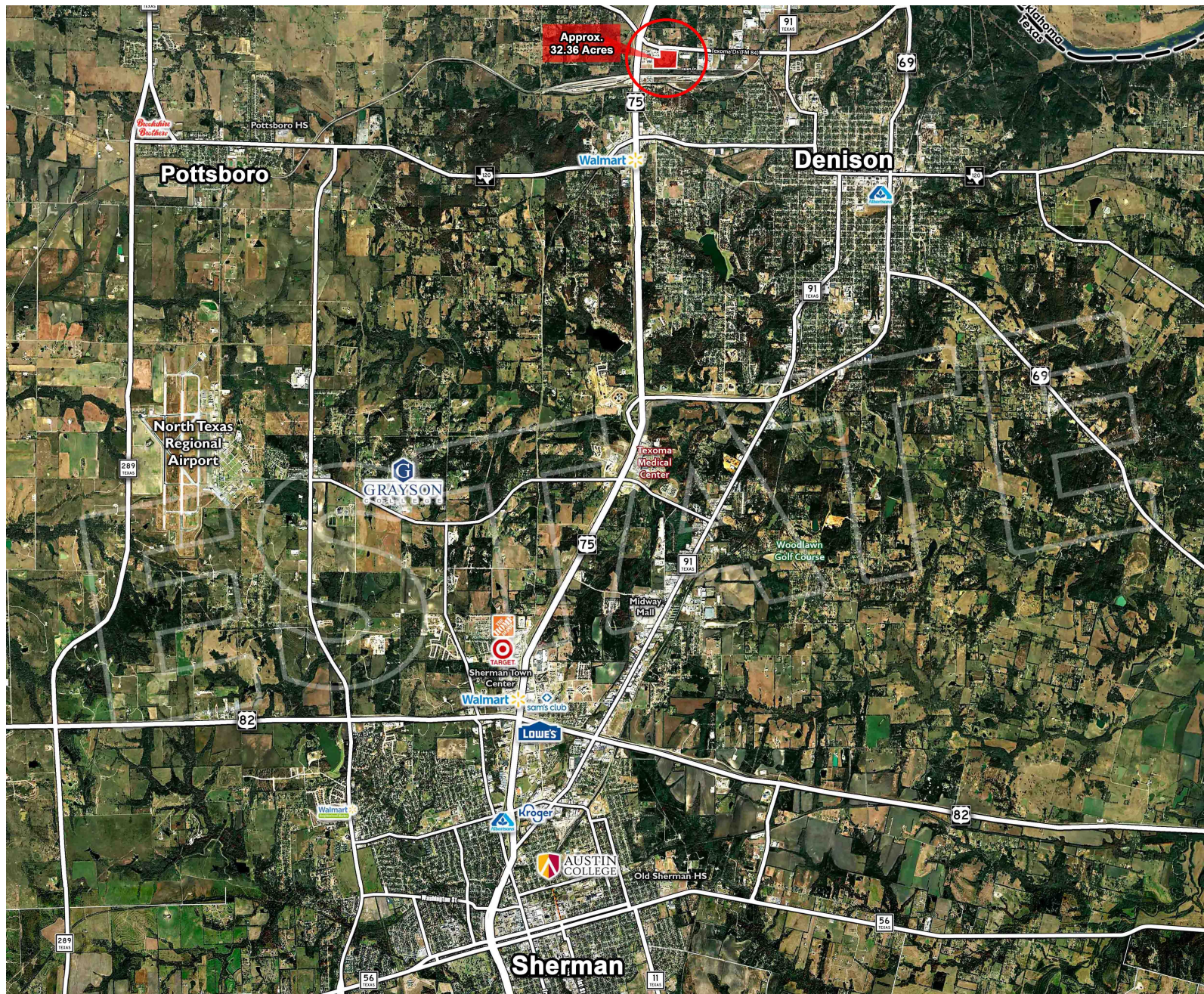


32 ACRES • INVESTMENT OPPORTUNITY



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REAL ESTATE®

The information contained herein was obtained from sources deemed reliable; however, REX Real Estate I, L.P. 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

Southeast Quadrant of Texoma Drive (FM 84) & U.S. 75 in Denison, TX



HIGHLIGHTS

- 32.36 Acres of land available
- Easy access to Highway 75 and Highway 82. Easy access to the City of Sherman and Oklahoma
- The property is located near the North Texas Regional Airport and north of the new GlobiTech Semiconductor Globalwafers Plant and the new \$30 Billion Texas Instruments Chipmaking Campus in Sherman.
- Major employers in Denison include the school district, Texoma Medical Center, Cigna, Ruiz Foods Manufacturer, and many other manufacturing and industrial services.

DEMOGRAPHICS

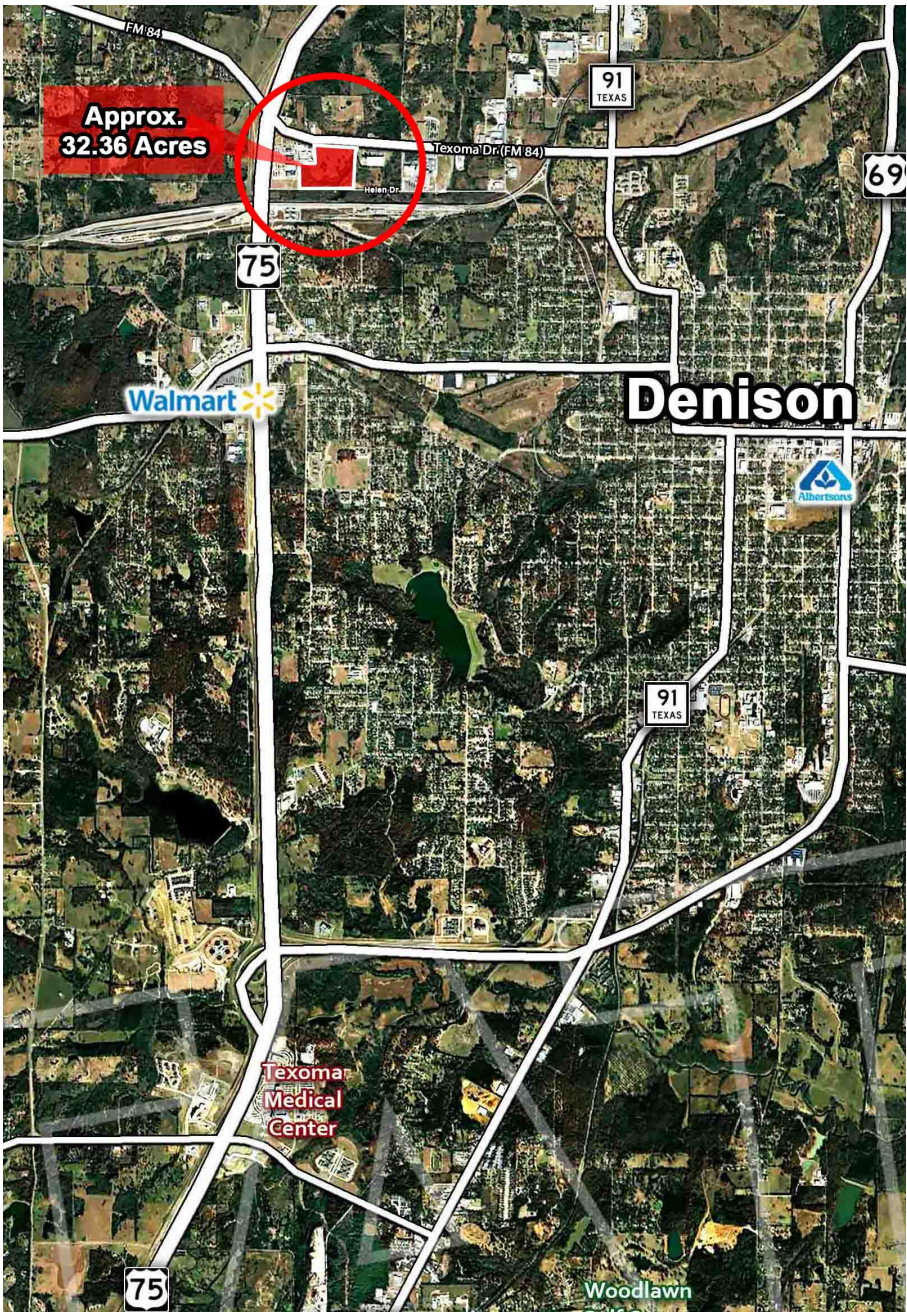


TOTAL POPULATION 2024	26,343
HOUSEHOLDS	9,526
AVERAGE HH INCOME	\$73,705



TRAFFIC COUNTS (TXDOT 2024)

FM-8: 4,563 VPD
US-75: 49,285 VPD



GOOGLE EARTH IMAGE



HOUSING REPORTS

Grayson County Housing Report

June 2025



↓ **0.5%**

Compared to June 2024

Price Distribution



Active listings

↑ **33.8%**

1,524 in June 2025



Closed sales

↑ **0.4%**

236 in June 2025



Days on market

Days on market	81
Days to close	38
Total	119

13 days more than June 2024



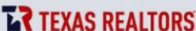
Months of inventory

7.6

Compared to 5.9 in June 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

Denison Housing Report

June 2025



↓ **3.1%**

Compared to June 2024

Price Distribution



Active listings

↑ **63.3%**

258 in June 2025



Closed sales

↓ **48.8%**

22 in June 2025



Days on market

Days on market	56
Days to close	36
Total	92

Unchanged from June 2024



Months of inventory

8.6

Compared to 4.2 in June 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 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

IN THE NEWS - DALLAS MORNING NEWS

Grocer H-E-B buys land in northern part of D-FW area

Sherman sees interest from the company as it expands its reach.

Fast-growing H-E-B has snatched up more property in the greater Dallas-Fort Worth area.

The popular grocer has purchased about 20 acres in Sherman, adding to its holdings in North Texas. The site is at the northwest quadrant of the intersection of FM 1417 and US 75.

“There is no construction date set,” said Mabrie Jackson, managing director of public affairs for H-E-B and Central Market, in a message. “However, we look forward to serving more Texans in the coming years.”

H-E-B is ramping up in North Texas with more property and stores as it looks to attract additional customers and challenge more entrenched rivals such as Walmart and Kroger. The company recently purchased a roughly 23-acre site in Flower Mound and earlier this year opened a site in Melissa.



H-E-B has continued to add stores to the area after opening a site in Frisco. Since then, it has added locations in Plano and McKinney, among others, and has announced plans for others including in the Fort Worth area.

According to a Grayson County deed records, H-E-B LP purchased roughly 20 acres in June from Sherman Crossroads. Sherman Crossroads is a 130-acre land-development project of Harkinson Development and Heritage Development Partners in the southern sector of Sherman, according to a Harkinson website.

“We are very pleased and gratified that H-E-B chose to acquire this parcel at Sherman Crossroads,” said Jeff Harkinson, general partner of Sherman Crossroads Ltd. “This is yet another milestone for Sherman and confirms the importance of our project as (a) retail destination for this dynamic and fast-growing part of town. Without the support of the City Council and its management team, this acquisition and the success of the Sherman Crossroads development would not have been possible.”

Source: Dallas Morning News // Brian Womack // July 29, 2025

IN THE NEWS - DALLAS MORNING NEWS

Apple invests \$600B in U.S.

Texas key in stateside manufacturing; move made to counteract tariff threats

Apple on Wednesday revealed more details about a multi billion-dollar U.S. manufacturing commitment the tech giant promised earlier this year — including new plans that involve North Texas.

On Wednesday, Apple CEO Tim Cook appeared alongside President Donald Trump for a major announcement in the White House, committing an additional \$100 billion to American manufacturing, after the company promised an initial \$500 billion investment in February.

The company's new investment will create what it calls the American Manufacturing Program, which it says "will increase its investment across America and incentivize global companies to manufacture even more critical components in the United States."

The multistate investment includes a partnership with GlobalWafer America, a manufacturer based in the Grayson County city of Sherman, to produce wafers, the thin electronic pieces used in semiconductors.



Apple's plans also include a new agreement with Dallas-based Texas Instruments and a new multiyear deal with Coherent, a company with a facility in Sherman that produces lasers that are used for the Face ID feature on Apple products.

The new investment will also help support a new facility in Sherman, the company added.

"American innovation is central to everything we do," Cook said in remarks at the White House.

"Our products are designed here, we are hiring and growing here, and we support 450,000 jobs with thousands of suppliers and partners in all 50 states."

The tech giant's new Lone Star State funding will also include partnerships with Applied Materials and Samsung in Austin, where it is building a second campus. Apple is also building a 250,000-square-foot server factory in Houston.

The funding announcement comes as Trump pressures key industries, including the tech industry, to shift international supply chains into the U.S.

On Wednesday, the president threatened semiconductor manufacturers with 100% tariffs unless they built their products domestically, and Trump has previously threatened Apple with 25% tariffs on iPhones.

The company has responded in part by striking more agreements with American firms: Last week, Apple struck a \$500 million deal to buy rare-earth minerals from MP Materials Corp., a U.S. producer that recently secured backing from the Pentagon.

The two companies will build a factory in Fort Worth, with neodymium magnet manufacturing lines tailored for Apple products, the iPhone maker said Tuesday in a statement.

"We're committed to buying American made advanced rare earth magnets developed by MP materials, which will become part of Apple's devices shipped around the world," Cook said on Wednesday.

"MP is the only fully integrated rare earth producer in the United States and with this partnership they'll be significantly expanding their flagship facility in Fort Worth, Texas."

Source: Dallas Morning News // Trevor Bach // August 6, 2025

IN THE NEWS

5 THINGS TO KNOW: Globitech Groundbreaking

Construction on a new \$5 billion GlobalWafers production site is officially underway in Sherman. Representatives for Global Wafers officially broke ground on the \$5 billion production site Thursday before more than 200 company representatives and local, state and elected and appointed officials. Here are five things to know about the upcoming GlobalWafers production plant:

1. \$5 billion investment

The new GlobalWafers production site will represent a \$5 billion investment by the company in the Sherman market. Sherman was one of three sites that were actively being competing for the site alongside South Korea and Ohio, which has ramped up its efforts to recruit tech producers in recent years.

Sherman, already had ties to GlobalWafers through subsidiary GlobiTech, who operate a separate facility in Sherman. Grayson County, Sherman Independent School District, Grayson College and the city partnered to offer individual incentive packages for the project.

2. Represents a return to domestic silicon production

The new facility will produce silicon wafers, one of the base components used to make semiconductors, which are then used in a wide variety of electronics and other products. The new facility represents a return of domestic production of silicone after it outsourced and U.S. production dropped to less than 1 percent of global production. However, efforts to revitalize domestic production increased following the COVID-19 pandemic and supply chain issues.

3. The CHIPS Act

The new wafer production site was made possible in part by recent legislation that was aimed at ramping up the countries semi conductor production. Over the past summer, congress passed the Creating Helpful Incentives to Produce Semiconductors Act of 2022, more commonly referred to as the CHIPS Act. The new bipartisan legislation dedicated \$52 billion to semiconductor research and production.

4. More than 1 million wafers each month

The new facility will be built in four phases, with construction of the first phase expected to conclude within the next 24 months. The second phase will be built in the same building as the first phase once demand necessitates the expansion. Each phase is expected to produce about 300,000 wafers each month, with a 1.2 million capacity with the final phase.

5. Second major deal

GlobalWafers represents the second multibillion dollar investment to announce plans to expand in Sherman in the past two years. In late November 2021, Texas Instruments announced it would expand its agility facility into a new, nearly \$39 billion dollar development. The TI facility will focus on semi-conductor production. City officials previously said this would bring two stages of semi-conductor production into the same market, paving the way for Sherman to become a major tech producer.



Officials ceremoniously toss dirt during the groundbreaking ceremony for the new \$5 billion GlobalWafers site Thursday. Michael Hutchins

Source: Herald Democrat // December 7, 2022

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



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