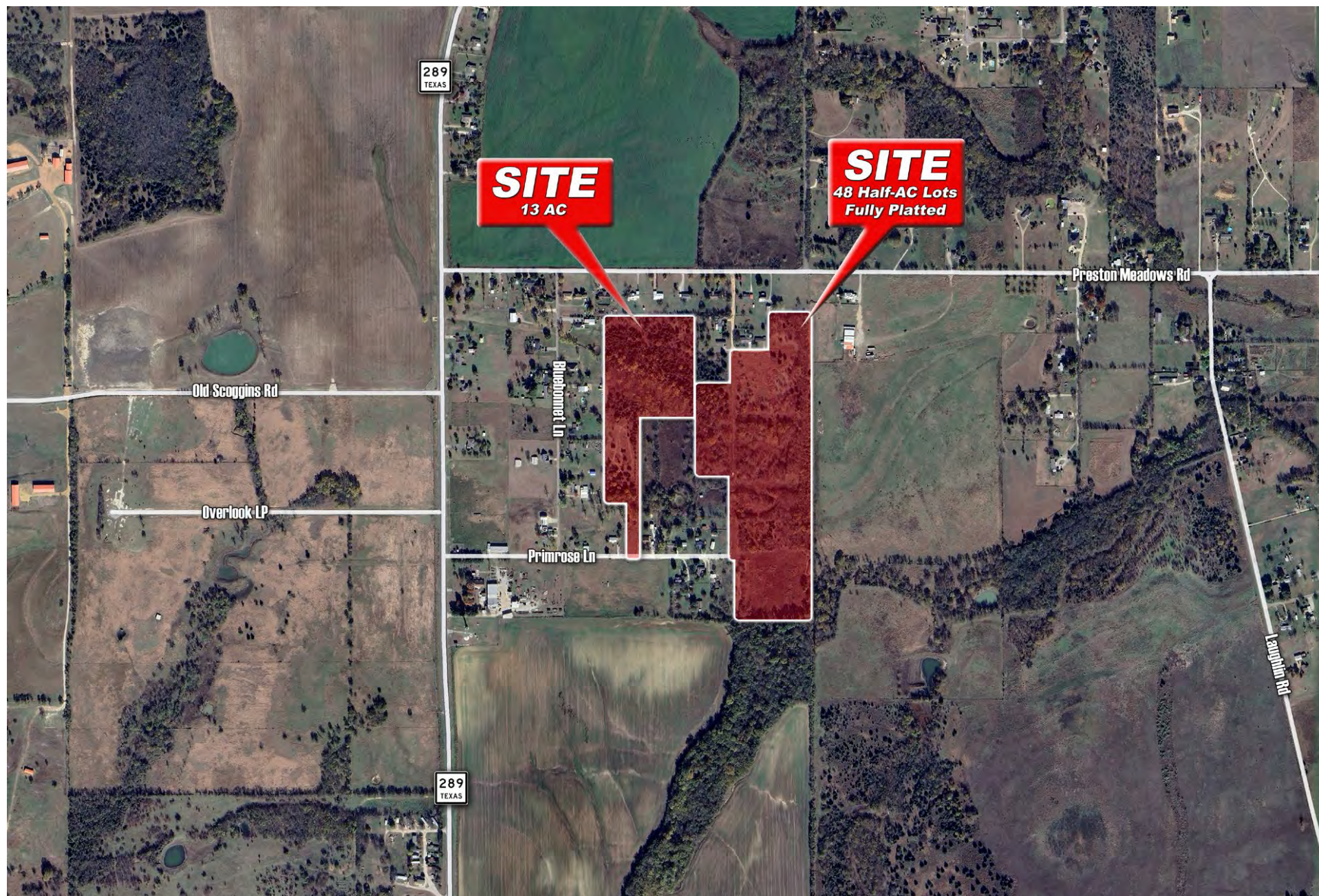


# ±13 AC & 48 LOTS • SHERMAN, TX • INVESTMENT OPPORTUNITY



**ROBERT WYMAN**  
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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

SEC Preston Meadows Rd & Preston Rd,  
Sherman, TX 75092



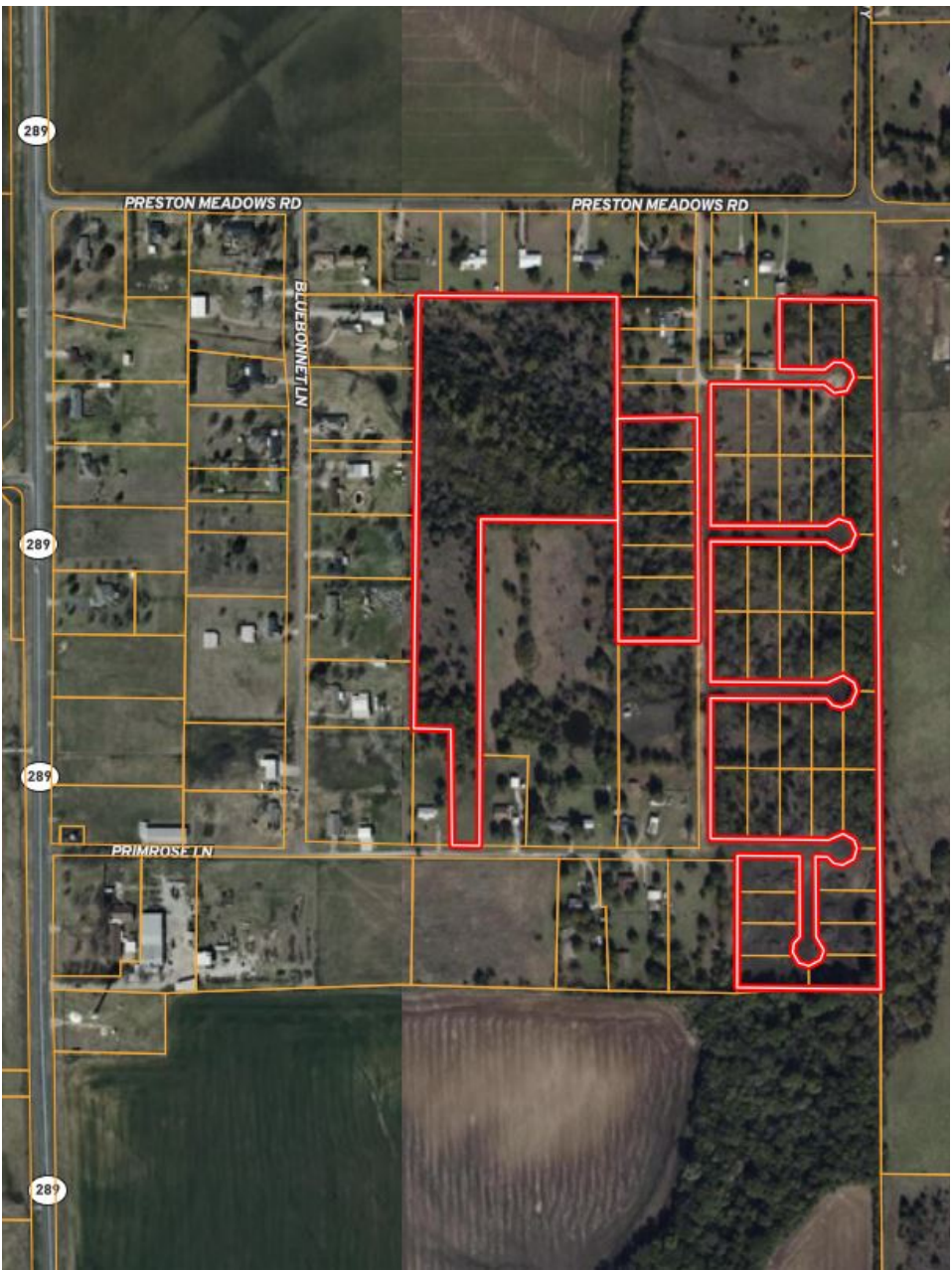
## HIGHLIGHTS

- 13 AC of Undeveloped Land & 48 half-acre lots, fully platted, for sale in the Sherman, TX ETJ
- Located just east of Preston Road, about 7 miles east of downtown Sherman. It also sits just over 25 miles north of US-380.
- Direct access to Preston Meadows Road & Primrose Lane
- The property is amongst several extensive developments in the Grayson County Area, such as the Cottonwood residential development, the BNSF Intermodal facility and logistics park, and the Texas Instruments and Global Wafers facilities in Sherman, TX.



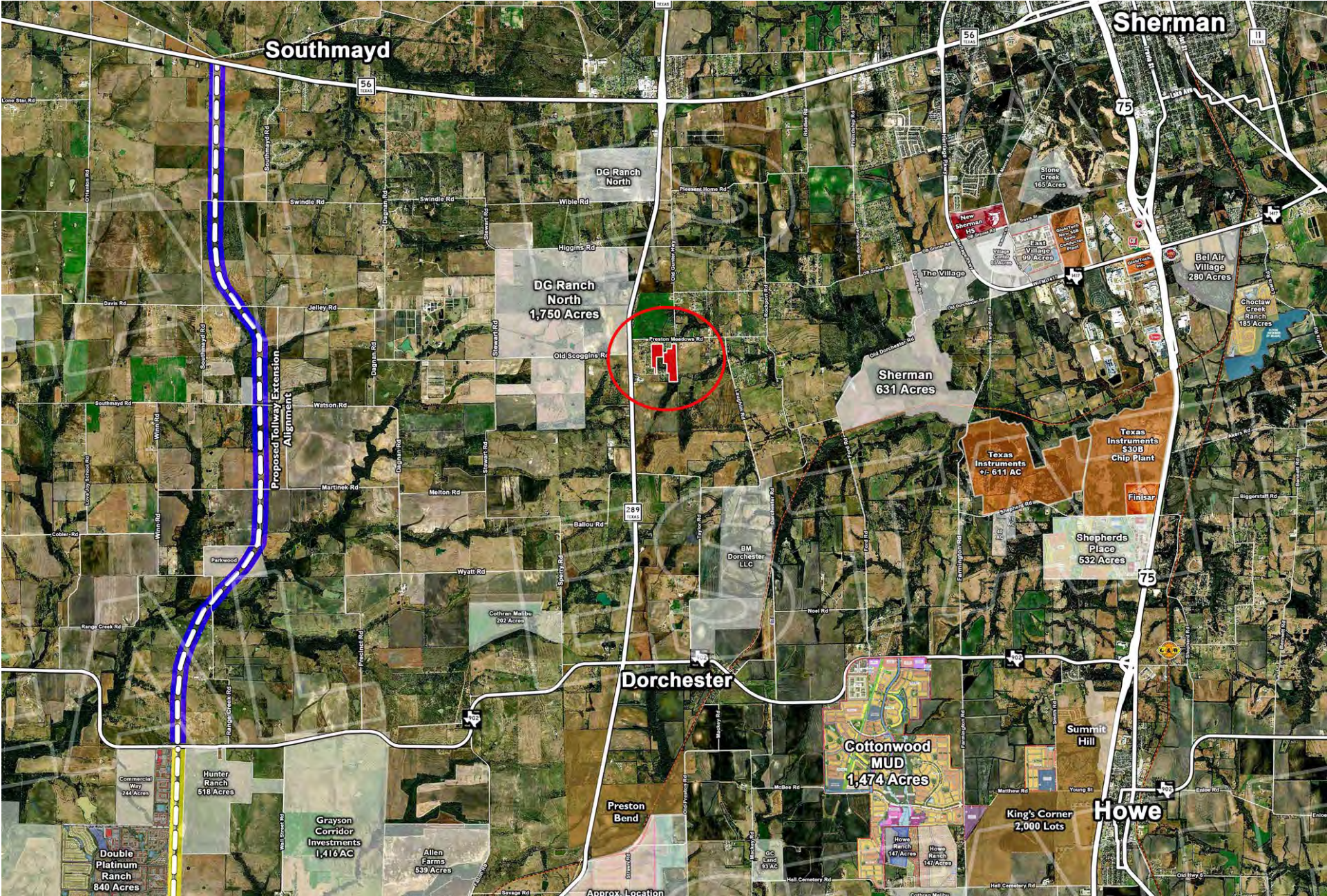
## DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
<b>2025 POPULATION</b>	1,770	10,384	36,451
<b>2030 PROJ. POP.</b>	2,046	11,746	40,412
<b>AVERAGE HH INCOME</b>	\$130,095	\$97,385	\$92,878





# MARKET AERIAL



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# ABOUT GRAYSON COUNTY



Grayson County  
TEXAS

**GRAYSON COUNTY IS UNDERGOING A WIDE-SCALE TRANSFORMATION, AS IT SEES A BOOM IN RESIDENTIAL DEVELOPMENTS AND TECHNOLOGICAL CENTERS**

Grayson County is growing rapidly as it sees many ambitious projects and developments in various cities.

The ambitious Cottonwood housing development has been planned for Dorchester. It spans over 700 acres and is planned to host 2,156 residential lots, two amenity centers, open spaces for trails, and land reserved for two schools. It is being designed to support the growing tech force coming to the region.

Cottonwood expects to deliver its first lots by March 2026

Gunter, TX, has also struck a deal with BNSF Railway and is set to build a 900-acre logistics center, which will bring more employment opportunities to the area.

## **SHERMAN IS SEEING A HUGE BOOM IN TECH COMPANIES**

Large-scale companies like Texas Instruments and Global Wafers have facilities in Sherman, Texas. The city is quickly becoming a national tech and manufacturing hub and is now part of the emerging Texas Tech Corridor.



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# 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