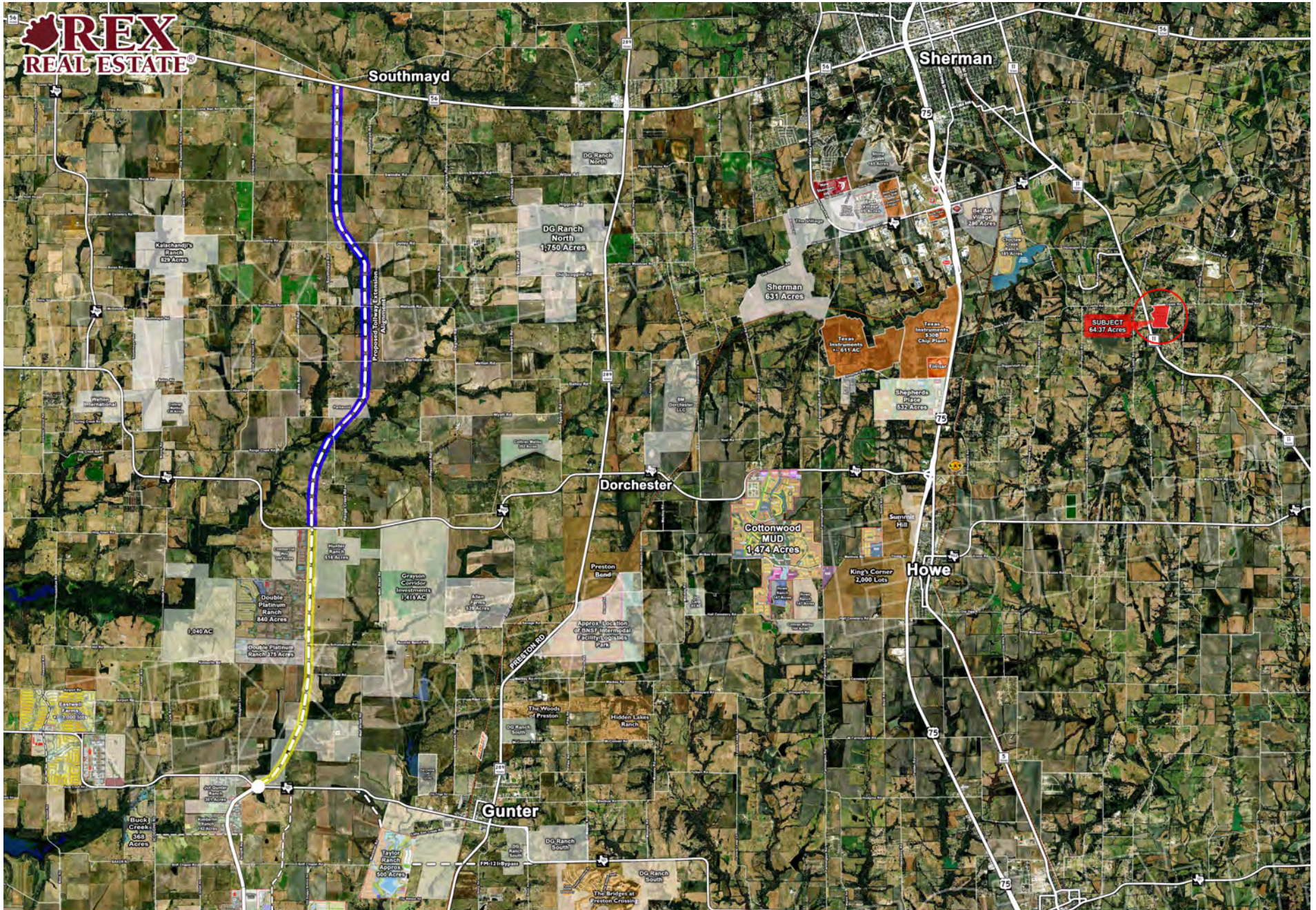


LUELLA 65 ACRES



PROPERTY OVERVIEW



LOCATION

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



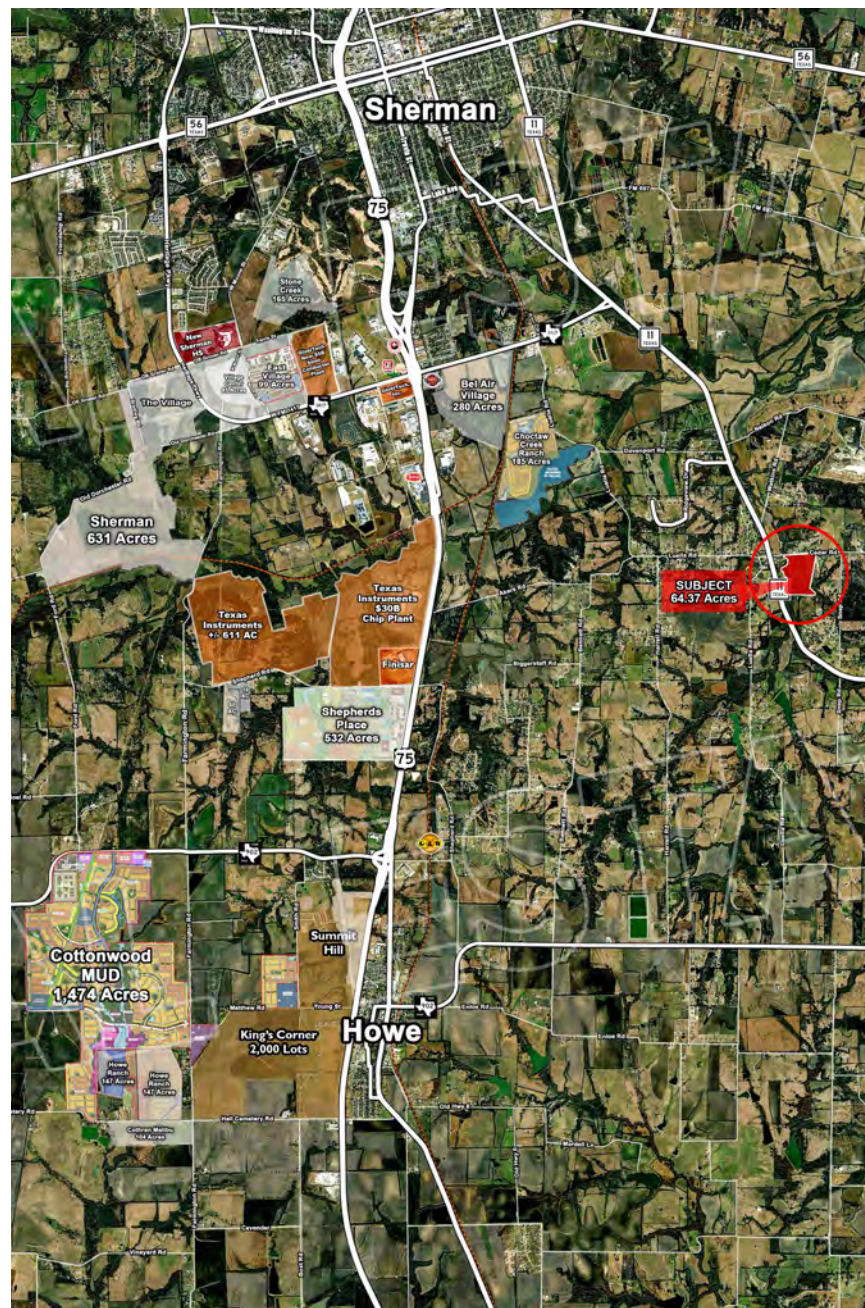
HIGHLIGHTS

- 65.201 +/- Acres Available
- Tom Bean 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



0 200 400

REX GLENENNING
 REX@REXREALESTATE.COM

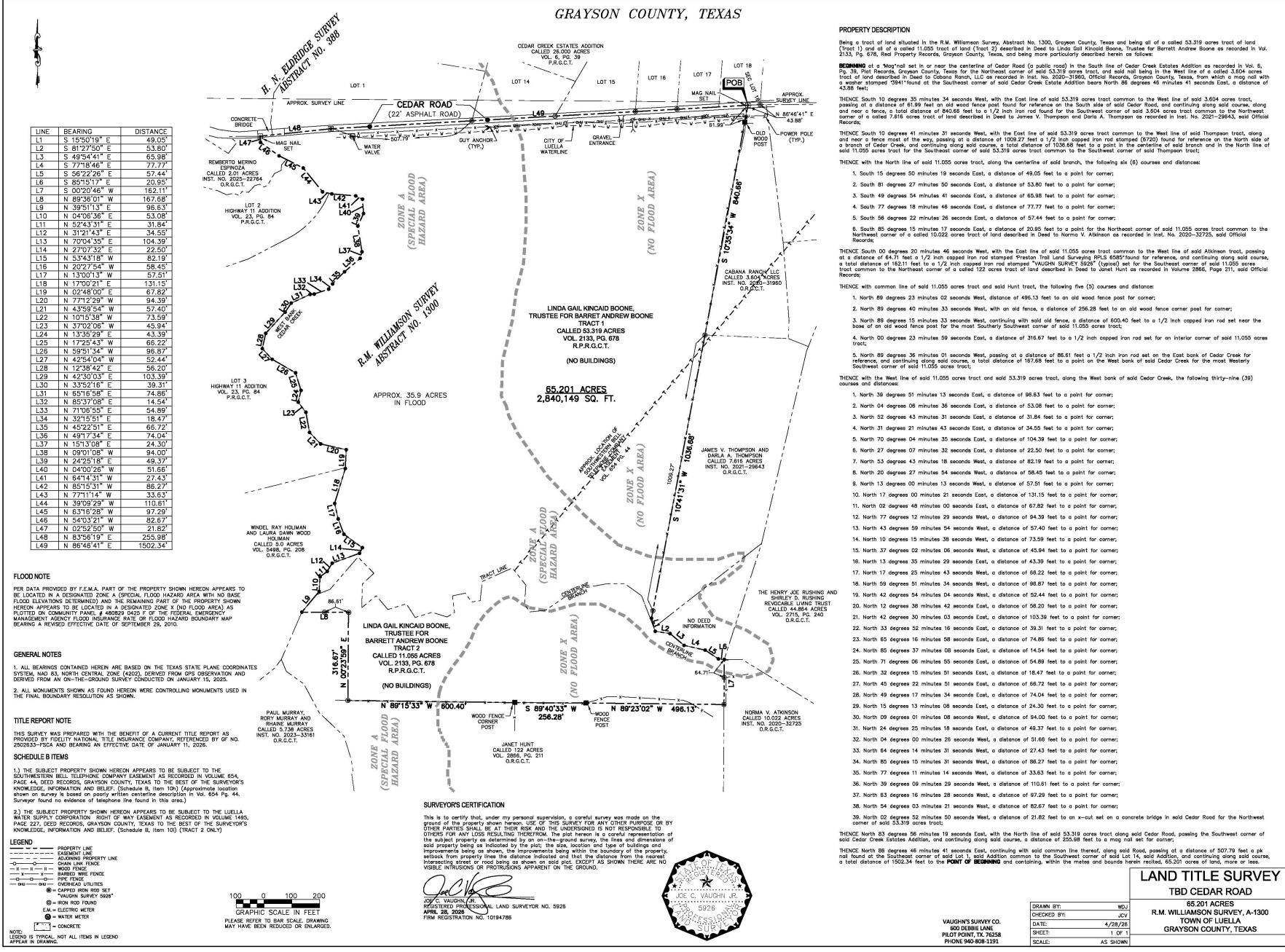
972-250-1263 **REX**
 REXREALESTATE.COM REAL ESTATE®

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.



SURVEY

GRAYSON COUNTY, TEXAS



LINE	BEARING	DISTANCE
L1	S 15°50'19" E	49.05'
L2	S 81°27'50" E	53.69'
L3	S 49°54'41" E	65.98'
L4	S 77°18'46" E	77.77'
L5	S 56°22'22" E	57.44'
L6	S 85°15'17" E	20.95'
L7	S 00°20'46" W	162.11'
L8	N 89°35'01" W	167.68'
L9	N 39°51'13" E	98.63'
L10	N 04°06'36" E	53.08'
L11	N 52°43'31" E	31.84'
L12	N 31°21'43" E	34.55'
L13	N 70°24'53" E	104.39'
L14	N 27°07'32" E	22.50'
L15	N 53°43'18" W	82.19'
L16	N 20°27'54" W	58.45'
L17	N 13°00'13" W	57.51'
L18	N 17°00'21" E	131.15'
L19	N 02°48'00" E	67.82'
L20	N 77°12'29" W	94.39'
L21	N 43°59'54" W	57.40'
L22	N 10°15'38" W	73.59'
L23	N 37°02'06" W	45.94'
L24	N 13°59'29" E	43.39'
L25	N 17°25'43" W	66.22'
L26	N 59°51'34" W	96.87'
L27	N 42°54'04" W	92.44'
L28	N 12°39'42" E	56.20'
L29	N 42°30'03" E	103.39'
L30	N 33°52'16" E	39.31'
L31	N 85°19'54" E	74.58'
L32	N 85°37'08" E	14.54'
L33	N 71°06'55" E	54.89'
L34	N 37°15'18" E	18.47'
L35	N 45°22'51" E	66.72'
L36	N 49°17'34" E	74.04'
L37	N 15°13'08" E	24.30'
L38	N 09°01'08" W	94.00'
L39	N 24°25'18" E	49.37'
L40	N 04°30'26" W	51.66'
L41	N 84°14'31" W	27.43'
L42	N 85°15'31" W	86.27'
L43	N 77°11'14" W	33.63'
L44	N 39°09'29" W	110.61'
L45	N 63°16'28" W	97.29'
L46	N 54°03'21" W	82.67'
L47	N 02°52'50" W	21.82'
L48	N 83°56'19" E	255.98'
L49	N 86°48'41" E	1502.34'

FLOOD NOTE
PER DATA PROVIDED BY F.E.M.A. PART OF THE PROPERTY SHOWN HEREIN APPEARS TO BE LOCATED IN A DESIGNATED ZONE A (SPECIAL FLOOD HAZARD AREA WITH NO BASE FLOOD ELEVATIONS ESTIMATED) AND THE REMAINING PART OF THE PROPERTY SHOWN HEREIN APPEARS TO BE LOCATED IN A DESIGNATED ZONE X (NO FLOOD AREA) AS PLOTTED ON COMMUNITY FLOOD INSURANCE RATE OF FLOOD HAZARD BOUNDARY MAP BEARING A REVISED EFFECTIVE DATE OF SEPTEMBER 26, 2020.

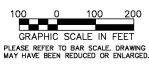
GENERAL NOTES
1. ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM AND 83 NORTH CENTRAL ZONE (NAD83) DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON JANUARY 15, 2025.
2. ALL MONUMENTS SHOWN AS FOUND HEREIN WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.

TITLE REPORT NOTE
THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT AS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, REFERENCED BY NO. 2005233-FSCA AND BEARING AN EFFECTIVE DATE OF JANUARY 11, 2025.

- SCHEDULE B ITEMS**
- 1) THE SUBJECT PROPERTY SHOWN HEREIN APPEARS TO BE SUBJECT TO THE SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT AS RECORDED IN VOLUME 654, PAGE 44, DEED RECORDS, GRAYSON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 100) (Approximate location shown on survey is based on poorly written clarifier description in Vol. 654 Pg. 44. Surveyor found no evidence of easement line found in this area.)
 - 2) THE SUBJECT PROPERTY SHOWN HEREIN APPEARS TO BE SUBJECT TO THE LUELLA WATER SUPPLY CORPORATION RIGHT OF WAY EASEMENT AS RECORDED IN VOLUME 1465, PAGE 222, DEED RECORDS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 100) [TRACT 2 ONLY]

LEGEND
 - - - - - PROPERTY LINE
 - - - - - EASEMENT LINE
 - - - - - DRAIN LINE FENCE
 - - - - - WOOD FENCE
 - - - - - WIRE FENCE
 - - - - - PIPE FENCE
 - - - - - UTILITY
 - - - - - CAPPIED IRON ROD SET "VAUGHN SURVEY 2025"
 - - - - - IRON ROD FOUND
 - - - - - ELECTRIC METER
 - - - - - WATER METER
 - - - - - CONCRETE

NOTE: LEGEND IS TYPICAL, NOT ALL ITEMS IN LEGEND APPEAR ON DRAWING.



SURVEYOR'S CERTIFICATION
This is to certify that, under my personal supervision, a careful survey was made on the ground of the property shown herein. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plat herein is a correct representation of the subject property as determined by an on-the-ground survey, the lines and dimensions of said property being as indicated by the plat, the site, location and type of buildings and improvements being as shown, the improvements being within the boundary of the property, sections from property lines the distance indicated and that the distance from the nearest manufacturing error or flood being as shown on said plat EXCEPT AS SHOWN THEREIN ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.

JOE C. VAUGHN, P.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5929
APRIL 28, 2026
FIRM REGISTRATION NO. 10194782



PROPERTY DESCRIPTION
Being a tract of land situated in the R.M. Williamson Survey, Abstract No. 1300, Grayson County, Texas and being all of a called 53.319 acres tract of land (Tract 1) and all of a called 11.055 acres tract of land (Tract 2) described in Deed to Linda D. Kinloch Boone, Trustee for Barrett Andrew Boone as recorded in Vol. 2133, Pg. 678, Deed Property Records, Grayson County, Texas, and being more particularly described herein as follows:
BEGAINING at a Mag'nal set in or near the centerline of Cedar Road (a public road) in the South line of Cedar Creek Estates Addition as recorded in Vol. 6, Pg. 38, Plat Records, Grayson County, Texas for the Northeast corner of said 53.319 acres tract, and said plat being in the West line of a called 3.804 acres tract of land described in Deed to Cobena Roney, LLC as recorded in Inst. No. 2020-31965, Official Records, Grayson County, Texas, from which a mag'nal with a washer stamped "3941" found on the Southwest corner of said Cedar Creek Estates Addition bears North 86 degrees 46 minutes 41 seconds East, a distance of 43.58' feet.
THENCE South 10 degrees 35 minutes 34 seconds West, with the East line of said 53.319 acres tract common to the West line of said 3.804 acres tract, passing at a distance of 63.69 feet on said east fence post found for reference on the South side of said Cedar Road, and continuing along said course, along and near a fence, a total distance of 840.56 feet to a 1/2 inch iron rod found for the Southwest corner of said 3.804 acres tract common to the Northeast corner of a called 7.616 acres tract of land described in Deed to James V. Thompson and Darla A. Thompson as recorded in Inst. No. 2021-28645, said Official Records.
THENCE South 10 degrees 41 minutes 31 seconds West, with the East line of said 53.319 acres tract common to the West line of said Thompson tract, along and near a fence most of the way, passing at a distance of 1009.27 feet a 1/2 inch capped iron rod stamped "9720" found for reference on the North side of a branch of Cedar Creek, and continuing along said course, a total distance of 1036.68 feet to a point in the centerline of said branch on the North line of said 11.055 acres tract for the Southwest corner of said 53.319 acres tract common to the Southwest corner of said Thompson tract;
THENCE with the North line of said 11.055 acres tract, along the centerline of said branch, the following six (6) courses and distances:
1. South 15 degrees 50 minutes 19 seconds East, a distance of 49.05 feet to a point for corner;
2. South 81 degrees 27 minutes 50 seconds East, a distance of 53.69 feet to a point for corner;
3. South 49 degrees 54 minutes 41 seconds East, a distance of 65.98 feet to a point for corner;
4. South 77 degrees 18 minutes 46 seconds East, a distance of 77.77 feet to a point for corner;
5. South 56 degrees 22 minutes 22 seconds East, a distance of 57.44 feet to a point for corner;
6. South 85 degrees 15 minutes 17 seconds East, a distance of 20.95 feet to a point for corner;
7. South 00 degrees 20 minutes 46 seconds West, a distance of 162.11 feet to a point for corner;
8. North 89 degrees 35 minutes 01 seconds West, a distance of 167.68 feet to a point for corner;
9. North 39 degrees 51 minutes 13 seconds East, a distance of 98.63 feet to a point for corner;
10. North 04 degrees 06 minutes 36 seconds East, a distance of 53.08 feet to a point for corner;
11. North 52 degrees 43 minutes 31 seconds East, a distance of 31.84 feet to a point for corner;
12. North 31 degrees 21 minutes 43 seconds East, a distance of 34.55 feet to a point for corner;
13. North 70 degrees 24 minutes 53 seconds East, a distance of 104.39 feet to a point for corner;
14. North 27 degrees 07 minutes 32 seconds East, a distance of 22.50 feet to a point for corner;
15. North 53 degrees 43 minutes 18 seconds West, a distance of 82.19 feet to a point for corner;
16. North 20 degrees 27 minutes 54 seconds West, a distance of 58.45 feet to a point for corner;
17. North 13 degrees 00 minutes 13 seconds West, a distance of 57.51 feet to a point for corner;
18. North 17 degrees 00 minutes 21 seconds East, a distance of 131.15 feet to a point for corner;
19. North 02 degrees 48 minutes 00 seconds East, a distance of 67.82 feet to a point for corner;
20. North 77 degrees 12 minutes 29 seconds West, a distance of 94.39 feet to a point for corner;
21. North 43 degrees 59 minutes 54 seconds West, a distance of 57.40 feet to a point for corner;
22. North 10 degrees 15 minutes 38 seconds West, a distance of 73.59 feet to a point for corner;
23. North 37 degrees 02 minutes 06 seconds West, a distance of 45.94 feet to a point for corner;
24. North 13 degrees 59 minutes 29 seconds East, a distance of 43.39 feet to a point for corner;
25. North 17 degrees 25 minutes 43 seconds West, a distance of 66.22 feet to a point for corner;
26. North 59 degrees 51 minutes 34 seconds West, a distance of 96.87 feet to a point for corner;
27. North 42 degrees 54 minutes 04 seconds West, a distance of 92.44 feet to a point for corner;
28. North 12 degrees 39 minutes 42 seconds East, a distance of 56.20 feet to a point for corner;
29. North 42 degrees 30 minutes 03 seconds East, a distance of 103.39 feet to a point for corner;
30. North 33 degrees 52 minutes 16 seconds East, a distance of 39.31 feet to a point for corner;
31. North 85 degrees 19 minutes 54 seconds East, a distance of 74.58 feet to a point for corner;
32. North 85 degrees 37 minutes 08 seconds East, a distance of 14.54 feet to a point for corner;
33. North 71 degrees 06 minutes 55 seconds East, a distance of 54.89 feet to a point for corner;
34. North 37 degrees 15 minutes 18 seconds East, a distance of 18.47 feet to a point for corner;
35. North 45 degrees 22 minutes 51 seconds East, a distance of 66.72 feet to a point for corner;
36. North 49 degrees 17 minutes 34 seconds East, a distance of 74.04 feet to a point for corner;
37. North 15 degrees 13 minutes 08 seconds East, a distance of 24.30 feet to a point for corner;
38. North 09 degrees 01 minutes 08 seconds West, a distance of 94.00 feet to a point for corner;
39. North 24 degrees 25 minutes 18 seconds East, a distance of 49.37 feet to a point for corner;
40. North 04 degrees 30 minutes 26 seconds West, a distance of 51.66 feet to a point for corner;
41. North 84 degrees 14 minutes 31 seconds West, a distance of 27.43 feet to a point for corner;
42. North 85 degrees 15 minutes 31 seconds West, a distance of 86.27 feet to a point for corner;
43. North 77 degrees 11 minutes 14 seconds West, a distance of 33.63 feet to a point for corner;
44. North 39 degrees 09 minutes 29 seconds West, a distance of 110.61 feet to a point for corner;
45. North 63 degrees 16 minutes 28 seconds West, a distance of 97.29 feet to a point for corner;
46. North 54 degrees 03 minutes 21 seconds West, a distance of 82.67 feet to a point for corner;
47. North 02 degrees 52 minutes 50 seconds West, a distance of 21.82 feet to an x-out set on a concrete bridge in said Cedar Road for the Northeast corner of said 53.319 acres tract.
THENCE North 83 degrees 56 minutes 19 seconds East, with the North line of said 53.319 acres tract along Cedar Road, passing the Southwest corner of said Cedar Creek Estates Addition, and continuing along said course, a distance of 255.98 feet to a mag'nal set for corner;
THENCE North 86 degrees 48 minutes 41 seconds East, continuing along said course, a distance of 1502.34 feet to a mag'nal set for corner;
THENCE with the North line of said 53.319 acres tract, along said Cedar Road, passing at a distance of 507.70 feet a plat found on the Southeast corner of said Lot 1, said Addition common to the Southwest corner of said Lot 14, said Addition, and continuing along said course, a total distance of 1502.34 feet to the POINT OF BEGINNING and containing, within the metes and bounds herein recited, 65.201 acres of land, more or less.

LAND TITLE SURVEY
TBD CEDAR ROAD
65.201 ACRES
R.M. WILLIAMSON SURVEY, A-1300
TOWN OF LUELLA
GRAYSON COUNTY, TEXAS

VAUGHN'S SURVEY CO.
800 DEBBIE LANE
PILOT POINT, TX 76258
PHONE 940-608-1355

DRAWN BY: MDJ
CHECKED BY: JCV
DATE: 4/28/26
SHEET: 1 OF 1
SCALE: AS SHOWN

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

June 2025

Median price
 **\$336,000**
↓ 0.5%
 Compared to June 2024



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.



Sherman Housing Report

June 2025

Median price
 **\$295,000**
↑ 4.3%
 Compared to June 2024



Active listings
 **↑ 45.5%**
 336 in June 2025

Closed sales
 **↑ 7.6%**
 71 in June 2025

Days on market
 Days on market: 76
 Days to close: 33
Total: 109
 Unchanged from June 2024

Months of inventory
 **7.0**
 Compared to 4.6 in June 2024

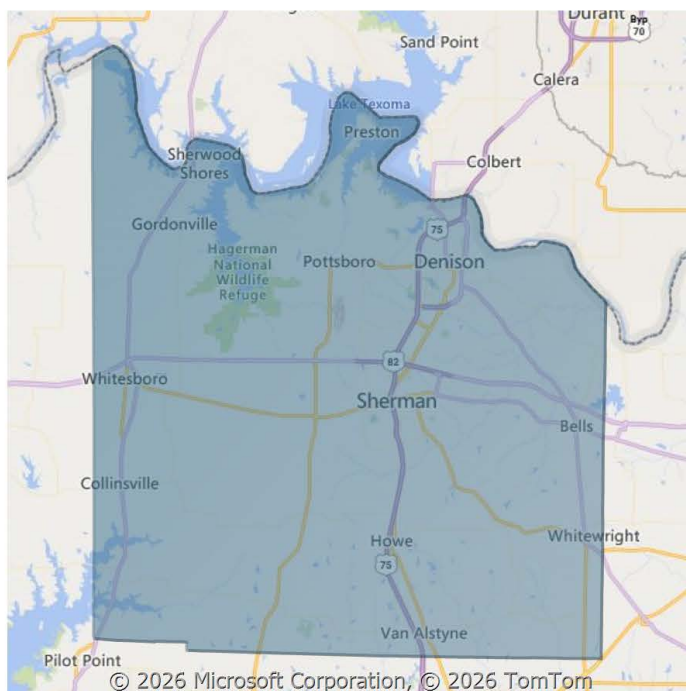
About the data used in this report
 Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among the Texas Association of REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Real Estate Center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



Quarterly Housing Report

SHERMAN DENISON MSA

First Quarter 2026



Executive Summary

- Metro area sales volume increased 4.9% to 510 transactions. Median price decreased 1.3% year-over-year to \$305,000.
- 2026 Q1 months inventory for all residential properties rose 6% year-over-year to 6.8 months.
- Metro area residential property listings increased 7.1% year-over-year to 1,367 active listings.

Source: Texas A&M Real Estate Research Center

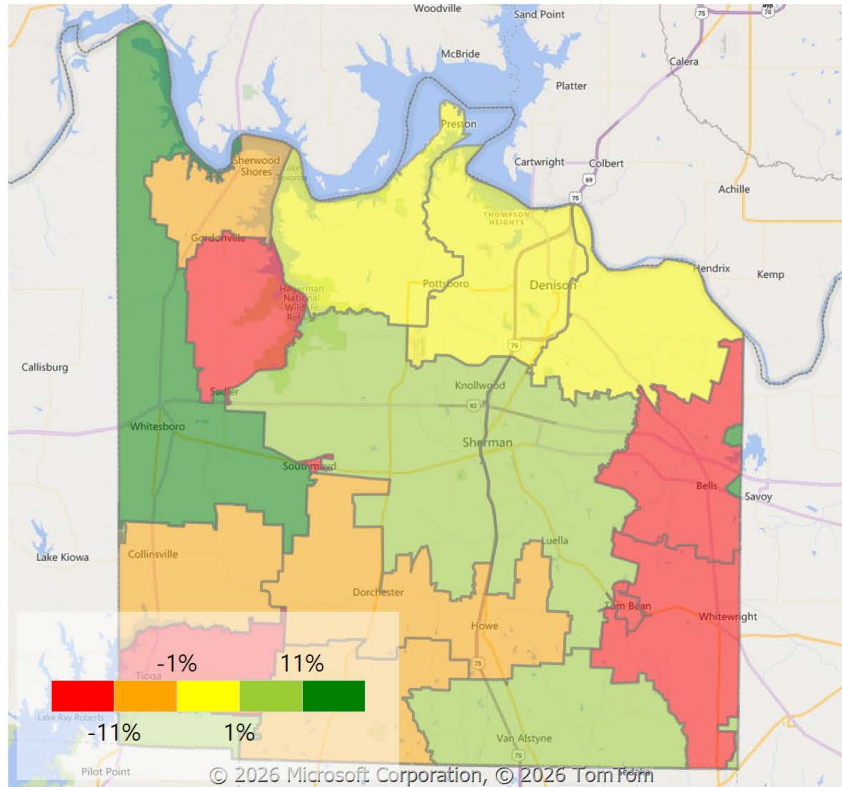
HOUSING REPORTS

Quarterly Housing Report

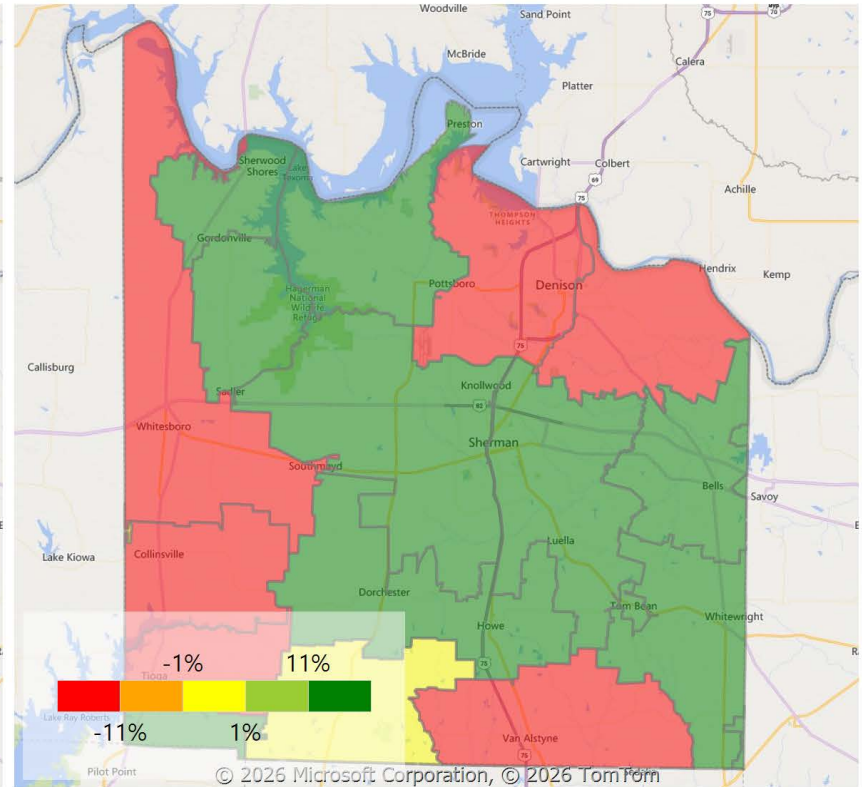
SHERMAN DENISON MSA

First Quarter 2026

Median Price Change (YoY)

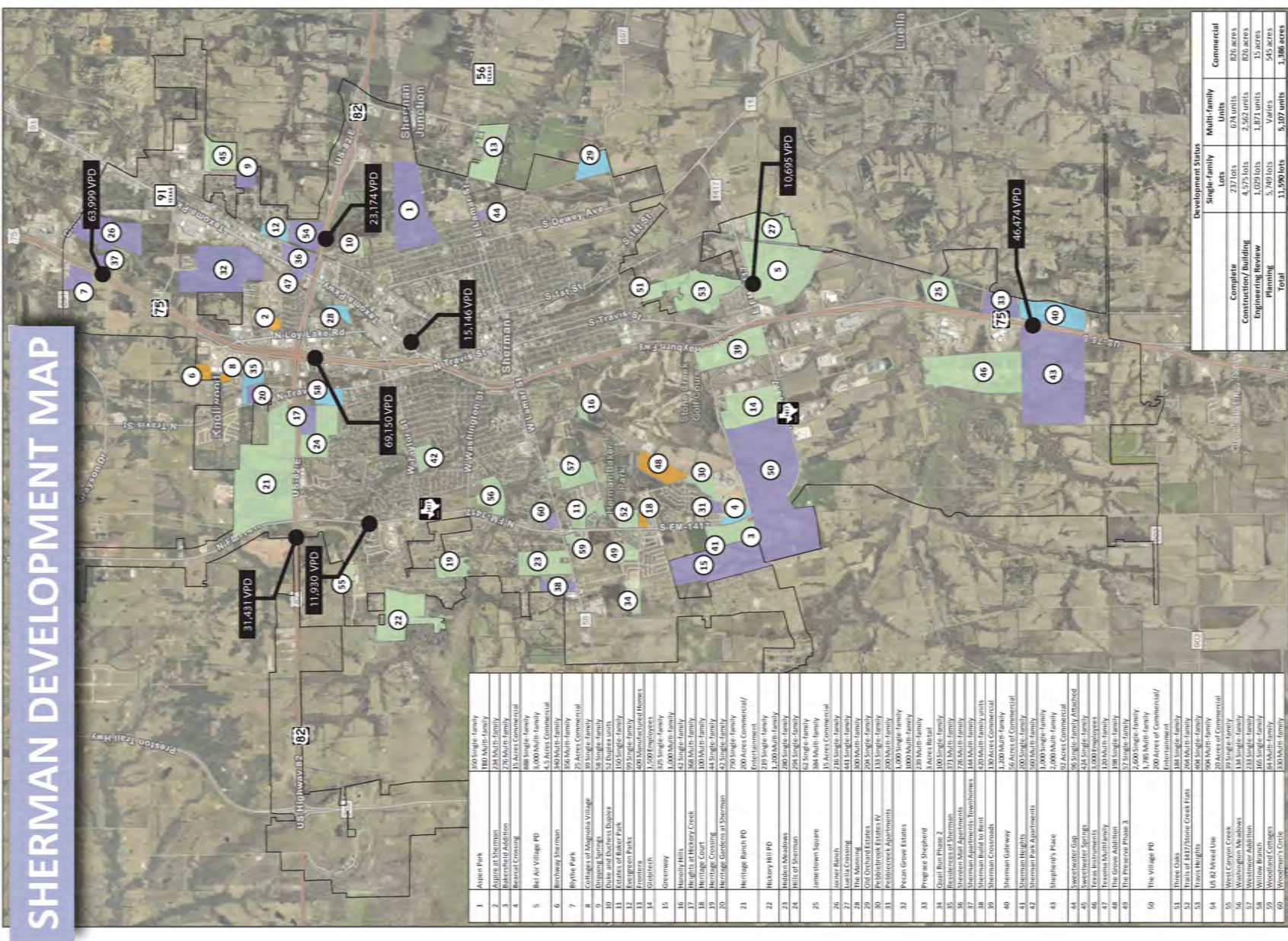


Sales Volume Change (YoY)



Source: Texas A&M Real Estate Research Center

SHERMAN DEVELOPMENT MAP



Development Status		Single-family Units	Multi-family Units	Commercial
Complete	Engineering/Review	4,127 Units	2,574 Units	826 Acres
Construction/Building	Planning	1,023 Units	1,871 Units	826 Acres
Engineering/Review	Planning	5,280 Units	1,146 Units	15.15 Acres
Planning	Planning	31,990 Units	5,107 Units	545 Acres
Total				3,386 Acres

- Legend**
- City Limits
 - Complete
 - Construction/Building
 - Engineering Review
 - Planning

CITY OF SHERMAN Development Map



Date: 05/01/2025

1	Aspen Park	910 Single Family
2	Astoria at Sherman	180 Multi-Family
3	Bakerfield Addition	276 Multi-Family
4	Barnard Commercial	10 Acres Commercial
5	Bed Air Village PD	8,000 Multi-Family
6	Birchway Sherman	4.5 Acres Commercial
7	Bythe Park	540 Multi-Family
8	College at Magnolia Village	356 Multi-Family
9	Eastwood Addition	29 Acres Commercial
10	Duke and Duchess Duplex	84 Single-Family
11	Estates of Baker Park	52 Duplex Units
12	Evergreen Parks	150 Single-Family
13	Frontier	599 Single-Family
14	Greench	429 Manufactured Homes
15	Greenway	1,500 Employees
16	Hansley Hills	1,000 Multi-Family
17	Heights at Hickory Creek	42 Single-Family
18	Heritage Court	500 Multi-Family
19	Heritage Crossing	100 Multi-Family
20	Heritage Gardens at Sherman	44 Single-Family
21	Heritage Ranch PD	792 Single-Family
22	Hickory Hill PD	200 Acres Commercial/Entertainment
23	Hickory Hill PD	210 Single-Family
24	Hickory Meadows	1,200 Multi-Family
25	Hills of Sherman	240 Single-Family
26	Jamestown Square	624 Single-Family
27	Jensen Ranch	384 Multi-Family
28	Juanita Crossing	17 Acres Commercial
29	The Meadows	216 Single-Family
30	Northbrook Estates IV	443 Single-Family
31	Northbrook Estates IV	200 Multi-Family
32	Palmer Creek Apartments	1,000 Single-Family
33	Pecan Grove Estates	1,000 Multi-Family
34	Prep at Shepherd	1,000 Multi-Family
35	Reddick at Sherman	239 Multi-Family
36	Sherman Man Apartments	100 Single-Family
37	Sherman Apartments Downtown	371 Multi-Family
38	Sherman Built to Rent	726 Multi-Family
39	Sherman Crossroads	148 Multi-Family
40	Sherman Gateway	420 Multi-Family Units
41	Sherman Heights	129 Acres Commercial
42	Sherman Park Apartments	26 Acres of Commercial
43	Sherman Place	200 Single-Family
44	Sherman Park Apartments	600 Multi-Family
45	Sherman Place	1,000 Single-Family
46	Sherman Park Apartments	2,000 Multi-Family
47	Sherman Park Apartments	85 Acres of Commercial
48	Sherman Park Apartments	85 Acres of Commercial
49	Sherman Park Apartments	424 Single-Family
50	Sherman Park Apartments	1,000 Employees
51	Sherman Park Apartments	3,000 Employees
52	Sherman Park Apartments	120 Multi-Family
53	Sherman Park Apartments	100 Single-Family
54	Sherman Park Apartments	27 Single-Family
55	The Preserve Phase 3	1,200 Multi-Family
56	The Village PD	200 Acres of Commercial/Entertainment
57	Three Oaks	185 Single-Family
58	Trails of 1417 Stone Creek Falls	264 Multi-Family
59	Trinity Heights	904 Multi-Family
60	Woodman's Circle	20 Acres of Commercial
61	Woodman's Circle	90 Single-Family
62	Woodman's Circle	134 Single-Family
63	Woodman's Circle	213 Single-Family
64	Woodman's Circle	165 Single-Family
65	Woodman's Circle	165 Single-Family
66	Woodman's Circle	500 Multi-Family

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 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

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 - HERALD DEMOCRAT

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



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
---------------------------------------	------