

8111 S Hwy 75, Sherman, TX 75090

FOR SALE

TYPE INVESTMENT SALE

SIZE +/- 1.962 Acres w/
3 Buildings

RATE CALL AGENT

ZONED Commercial (C-1)



PROPERTY VITALS

- Investment Sale with future upside potential
- Heli Pad, Office, Warehouse for Air Evac Life Team
- Highway 75 Frontage and Access
- 2 Commercial Houses, 1 +/- 42' x 32' Warehouse Building, 2 Tenants.
- FAA approved commercial concrete Heli- pad
- Storm shelter
- City of Sherman, Grayson County
- Planned TI \$30 Billion expansion 3.6 miles away!!

EXCLUSIVELY OFFERED BY:

LARRY ROBBINS

(214) 766-9101

lrobbins@capstonecommercial.com



CAPSTONE
COMMERCIAL

4300 Sigma Rd . Suite 100

Dallas . TX 75244

T 972.250.5800

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www.capstonecommercial.com

The information contained herein was obtained from sources believed reliable; however, Capstone Commercial Real Estate Group LLC makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted to errors, change of price or conditions, prior sale or lease, or withdrawal without notice.

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Texas Instruments says it has options to build as many as four fabs at the Sherman site to meet future demand.

Rendering courtesy of Texas Instruments

*Source: ENRTexas&Louisiana

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\$6.5B Texas Instruments Fab Could Be First of Four at Site Totaling \$30B

Texas Instruments has plans to build as many as four semiconductor chip fabrication plants in Sherman, Texas, at a cost totaling nearly \$30 billion. Work on the first plant broke ground last month.

The plans for the first plant, known as a “fab,” include construction of a 1.04-million-sq-ft manufacturing building, plus support buildings and ancillary facilities at a total expected cost of \$6.5 billion in the city about an hour north of Dallas, Sherman city records show. Austin Commercial is the general contractor for the project, according to Dodge Global Network data. Neither Texas Instruments nor Austin Commercial immediately responded to calls for comment, though Austin Commercial hosted a virtual supplier fair for Texas Instruments’ Sherman manufacturing facilities in March.

Austin Commercial is a unit of Dallas-based Austin Industries, which ranks No. 32 on ENR’s 2022 Top 400 Contractors list. Austin Commercial has previously worked on at least one other Texas Instruments fab project in Richardson, Texas.

The fab is designed to meet LEED Gold requirements, Texas Instruments says. Page Southerland Page Inc. is the architect for the project, according to Dodge.

Texas Instruments plans to make 300-mm semiconductor wafers at the plant, using a process it says will reduce waste and consumption of water and energy compared to its 150-mm wafer production. The company expects the fab to begin production in 2025.

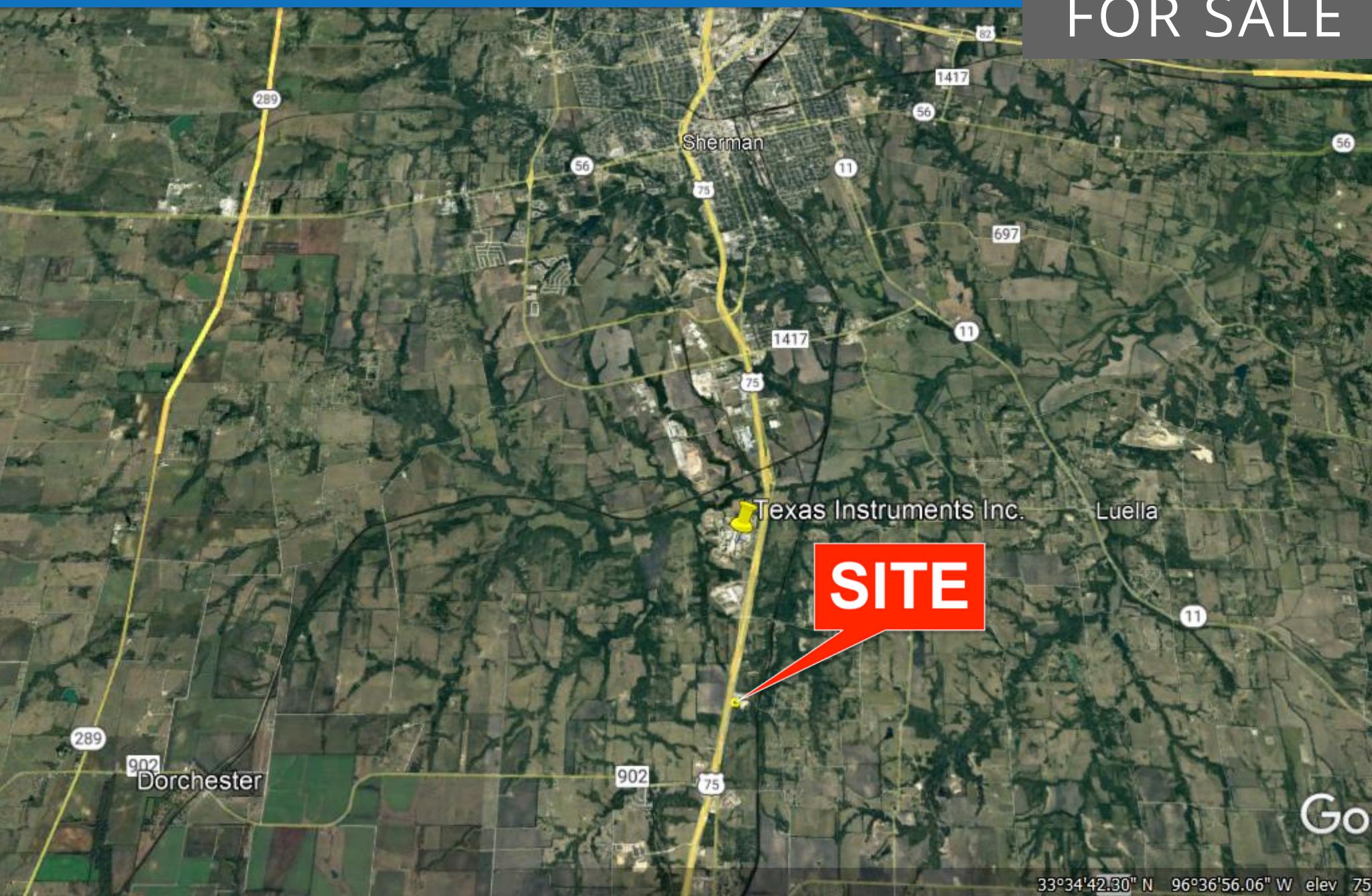
The company has options to build three additional fabs at the Sherman site to meet potentially-increasing demand over time, with the second phase estimated to cost \$7 billion, the third \$7.6 billion and the fourth \$8.3 billion, records show. City officials last year approved incentives for Texas Instruments to convince the company to choose the Sherman site. Those incentives include a 90% tax abatement for 10 years, provided the company meets capital investment thresholds and hiring commitments, plus a grant to cover 90% of property taxes paid for an additional 20 years.

The project comes amid a push to increase U.S. semiconductor chip manufacturing as shortages have impacted production of other goods. Federal lawmakers have been negotiating a bill that, as passed by the House earlier this year, would include \$52 billion to boost private investment in semiconductor production over five years. Chipmakers are already working to meet the increased demand, with Intel planning a \$20-billion, two-fab “mega-site” in Ohio, both Intel and Taiwan Semiconductor Manufacturing Corp. building new fabs in Arizona and Samsung planning a new fab in Texas.

*Source: ENRTexas&Louisiana

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33°34'42.30" N 96°36'56.06" W elev 75

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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.

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 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 ESTABLISHED:

- 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.

Capstone Commercial Real Estate Group, LLC	4800574	sburriss@capstonecommercial.com	(972) 250-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____

Date _____