



220.04+/- ACRE MIXED-USE DEVELOPMENT SITE
Greenway Master Planned Community | Sherman, Texas

JORDAN CORTEZ
Managing Principal
214-556-1951
Jordan.Cortez@VanguardREA.com

JUSTIN TIDWELL
Managing Director
214-556-1955
Justin.Tidwell@VanguardREA.com

MASON JOHN
Managing Director
214-556-1953
Mason.John@VanguardREA.com

HALEY BIRMINGHAM
Director
214-556-1956
Haley@VanguardREA.com

WILL DROESE
Director
214-556-1952
Will@VanguardREA.com

REID PIERCE
Director
214-556-1954
Reid@VanguardREA.com

TIM MARRON
Senior Associate
214-556-2381
Tim@VanguardREA.com

ALEX JOHNSON
Associate
214-556-1948
Alex@VanguardREA.com

Vanguard Real Estate Advisors (“VREA”) has been exclusively retained by Ownership to present the opportunity to purchase a 220+/- acre master planned community called Greenway, located along OB Groner Road in Sherman, TX (“the Site”). The Site is zoned under the Greenway planned development, allowing for a mix of commercial, single family, townhomes, and multifamily. The current Concept Plan shown on page 3 contemplates 808 residential lots, 773 multifamily units, and 16.4+/- acres of retail space. Ideally located approximately 2 miles west of US Highway 75 and less than a 10-minute drive to the new GlobiTech and Texas Instruments facilities, this is a great opportunity to acquire a Site with high density entitlements in one of the fastest growing markets in North Texas.

Ownership would consider subdividing the Site. One option Ownership would consider is selling the Phase 1, 235 single family units that can currently be served by the existing 12" wastewater line (see Will Serve letter in Due Diligence Vault).

A 1.5% Co-Broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity. If seeking a Co-Broker Fee, the third-party broker must be identified upon initial conversation with listing broker.

INVESTMENT OVERVIEW ⁽¹⁾	
Property	220.04+/- Acres
Location	OB Groner Road, Sherman, TX
Access	Via OB Groner Road
Utilities ⁽²⁾	Water: 10" line on O B Groner Road, 72" line on the eastern boundary of the property. Sewer: 12" line at W Travis Street.
Zoning	PD (Ordinance 6690 & 6689)
Appraisal District Property ID's	125114, 125140
School District	Sherman ISD

(1) Purchaser to confirm all information during due diligence.

(2) See Will Serve letter from City of Sherman in the Due Diligence Vault regarding necessary infrastructure improvements.

PRICING	
Asking Price	\$19,950,000
Asking Price per Acre	\$90,665

TAX INFORMATION	
Taxing Entity	Tax Rate
Grayson County	0.305100
Jr College	0.145991
City of Sherman	0.508000
Sherman ISD	1.236500
Total Tax Rate	2.195591

*Site currently has an Agricultural Exemption in place. Purchaser to be responsible for any applicable Rollback Taxes.



DEMOGRAPHICS

ESTIMATED POPULATION (2024)



1-MILE | 2,247

3-MILE | 12,414

5-MILE | 40,904

MEDIAN HOUSEHOLD INCOME



1-MILE | \$73,519

3-MILE | \$60,283

5-MILE | \$59,170

MEDIAN HOME VALUE



1-MILE | \$304,433

3-MILE | \$296,026

5-MILE | \$272,165



220+/- ACRES
SHERMAN, TEXAS



INVESTMENT HIGHLIGHTS



Strategic Location

- The Site is ideally situated a quarter mile west of Heritage Parkway (FM 1417), two miles west of US 75, and just over a mile south of Highway 56 making the Site ideal in regard to connectivity and ease of travel throughout the Sherman-Denison MSA.
- The Site is less than half a mile to Sherman High School which opened in 2021. The Site is served by Sherman ISD which educates 7,843 students across 16 campuses.
- Approximately half a mile east of the Site, Brightland Homes is selling homes in their Pebblebrook community up to \$419,990. CastleRock Homes and Dunhill Homes are also selling homes in Pebblebrook up to \$399,990 and \$356,990, respectively.
- The Site is approximately 2.5 miles west of the intersection of FM 1417 and US 75 which boasts several retailers and restaurants such as Chipotle, Chick-fil-a, McDonald's, a future HEB Grocery, and more.



Zoning

- The Site is zoned in the "Greenway" Planned Development (PD – 6690 & 6689).
- The permitted uses as allowed per the Planned Development Ordinance include the following: Single Family (40' lots, 50' lots & 60' lots), Townhomes, Multifamily (MF-30), and Neighborhood Commercial.
- *Purchaser to verify zoning and allowed uses on the Site.*



Population and Demographics

- According to the US Census Bureau, the City of Sherman has a population of approximately 50,229 as of July 2024, an increase of 24.6 percent in the last ten years.
- The Site is less than seven miles from Texas Instruments and less than three miles from the GlobiTech semiconductor chip facility which total \$48 billion in anticipated investments and will create up to approximately 4,500 new jobs in the area.
- The Sherman-Denison MSA is the 23rd largest MSA in Texas with an estimated population of over 150,532 in 2024, a 10.6 percent increase since 2020, per the Federal Reserve Economic Data.

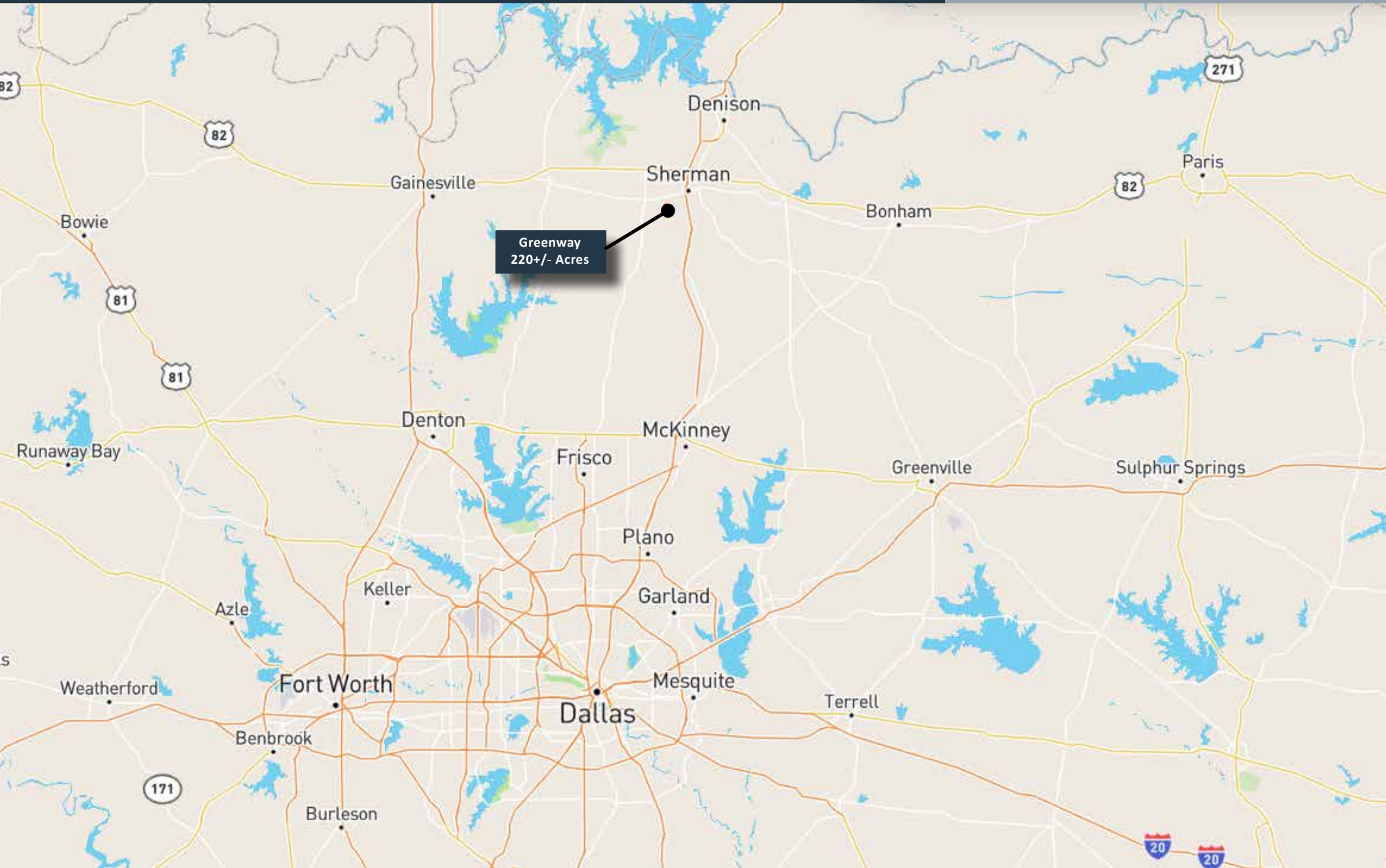


Texas Instruments



Sherman Town Center

220+/- ACRES
SHERMAN, TEXAS



SHERMAN-DENISON HIGHLIGHTS

- The Sherman MSA is experiencing significant economic growth due to its strategic location and diverse industries. In 2023, the area's GDP reached approximately \$7.5 billion, reflecting steady economic expansion. Sherman is part of the Texoma region, benefiting from proximity to the Dallas-Fort Worth metroplex while maintaining its distinct regional identity. (Source: U.S. Bureau of Economic Analysis)
- Sherman has seen a notable increase in employment, with approximately 3,000 new jobs added in 2023, driven by manufacturing, healthcare, and retail sectors. The unemployment rate in 2023 declined to 3.2%, demonstrating strong economic health. (Source: Texas Workforce Commission)
- The population of the Sherman-Denison MSA in 2024 is estimated at 145,000, reflecting a 1.5% year-over-year increase. Sherman's strategic position along major transportation corridors has contributed to its growth as a hub for commerce and logistics. (Source: U.S. Census Bureau)
- Sherman has received unprecedented amounts of economic investment in recent years, highlighted by the Texas Instruments/Globitech chip manufacturing facility, bringing in over \$35 billion of investment and creating roughly 4,500 new jobs. These investments prime Sherman and surrounding areas for strong population and economic growth in coming years.



**GROSS METROPOLITAN
PRODUCT**

\$7.5 Billion



**SHERMAN-DENISON
POPULATION GROWTH**

1.5% (2023-2024)



**SHERMAN-DENISON
ESTIMATED POPULATION**

145,000

ECONOMIC OVERVIEW

Sherman has become a center for industrial and manufacturing development in North Texas. The city has attracted major corporations such as Texas Instruments, GlobiTech, and Kaiser Aluminum, which have significantly boosted job creation and economic activity. Texas Instruments’ recent semiconductor fabrication facility represents a \$30 billion investment, solidifying Sherman as a leader in advanced manufacturing. In addition to these major employers, the city continues to see accelerating industrial demand driven by suppliers, logistics firms, and secondary manufacturers that are co-locating to support TI’s multiphase expansion. New industrial parks, enhanced utility infrastructure, and ongoing workforce development programs have further strengthened Sherman’s position as one of the fastest-growing technology and production hubs along the U.S. 75 corridor. *(Source: Greater Sherman Economic Development Corporation, Texas Instruments)*

Sherman is also home to Austin College, a liberal arts institution with approximately 1,300 students and a significant contributor to the local economy and culture. Austin College fosters innovation and partnerships with local businesses, nonprofits, and government organizations, enhancing regional growth. The college attracts consistent year-round activity through academic programming, community events, athletic programs, and research initiatives that draw students, faculty, and visitors from across the region. Its proximity to expanding employment centers further supports Sherman’s housing market, retail corridors, and growing professional-services ecosystem. *(Source: Austin College, Greater Sherman Economic Development Corporation)*



Austin College

SHERMAN-DENISON MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Texoma Medical Center	3,500
Texas Instruments	3,000
Tyson	1,700
Globitech	1,500
Sherman ISD	1,137
Ruiz Foods	1,000

Source: Denison Development Alliance and Sherman EDC.



AREA OVERVIEW

Sherman, located in Grayson County about 70 miles north of Dallas, is a rapidly growing city known for its welcoming community, excellent schools, and robust local economy. Sherman blends small-town charm with modern amenities and has a vibrant downtown area featuring local shops, restaurants, and cultural attractions. The city is served primarily by Sherman ISD, which enrolls approximately 7,800 students and has a B- rating on Niche.com. The area features historic homes, family-friendly subdivisions, and new developments catering to a range of lifestyles. In recent years, Sherman has also benefited from significant population growth driven by major employers relocating to the region, contributing to rising household incomes, strong housing demand, and continued residential development. The city's downtown revitalization efforts, expanding retail corridors, and proximity to Lake Texoma further enhance its quality of life, making Sherman an increasingly desirable location for families, young professionals, and employees tied to the area's fast-growing manufacturing and technology sector. (Sources: Sherman ISD, Niche.com, City of Sherman, Greater Sherman Economic Development Corporation)



TRANSPORTATION



Air: McKinney National Airport, located approximately 30 miles south of the Site, supports regional air travel and private flights, and is currently undergoing a \$75 million expansion. Dallas Fort Worth International Airport, approximately 65 miles south, provides access to national and international destinations.



Highway: The Site is strategically located near key highways that enhance its accessibility and connectivity to the Sherman-Denison MSA and DFW. U.S. Highway 75, located less than 2 miles east of the Site, serves as a major north-south corridor, linking Sherman to the Dallas-Fort Worth metroplex and Oklahoma. U.S. Highway 82, located 4 miles north of the Site, provides an east-west route, offering access to Texarkana and Wichita Falls. Additionally, Highway 91 acts as a local thoroughfare, connecting residential and industrial areas within Sherman and Denison.

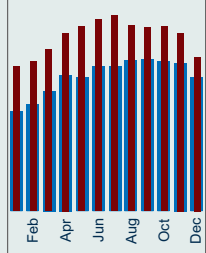


December 2025 Market Snapshot Grayson County

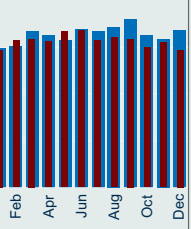


	Monthly			Year to Date		
	2024	2025	% Change	2024	2025	% Change
Closed Sales	211	236	↑ 11.9%	2,430	2,403	↓ -1.1%
Median Sales Price	\$337,000	\$295,000	↓ -12.5%	\$328,385	\$315,000	↓ -4.1%
Average Sales Price	\$364,579	\$347,709	↓ -4.6%	\$377,496	\$371,626	↓ -1.6%
Ratio to Original List Price	90.7%	91.2%	↑ 0.6%	93.3%	92.1%	↓ -1.3%
Days On Market	94	91	↓ -3.2%	74	86	↑ 16.2%
New Listings	202	250	↑ 23.8%	4,038	4,480	↑ 11.0%
Under Contract	143	169	↑ 18.2%	205	210	↑ 2.4%
Active Listings	1,060	1,220	↑ 15.1%	1,068	1,378	↑ 29.0%
Months Inventory	5.2	6.1	↑ 16.4%	5.2	6.1	↑ 16.4%

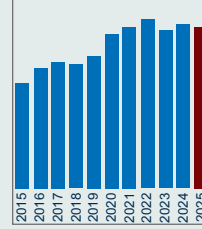
Active Listings



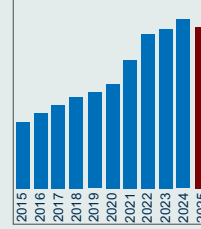
Median Sales Price



Closed Sales YTD

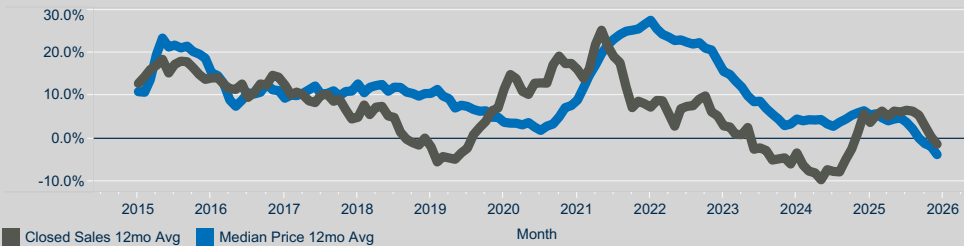


Median Sales Price YTD



■ Previous Year ■ Current Year

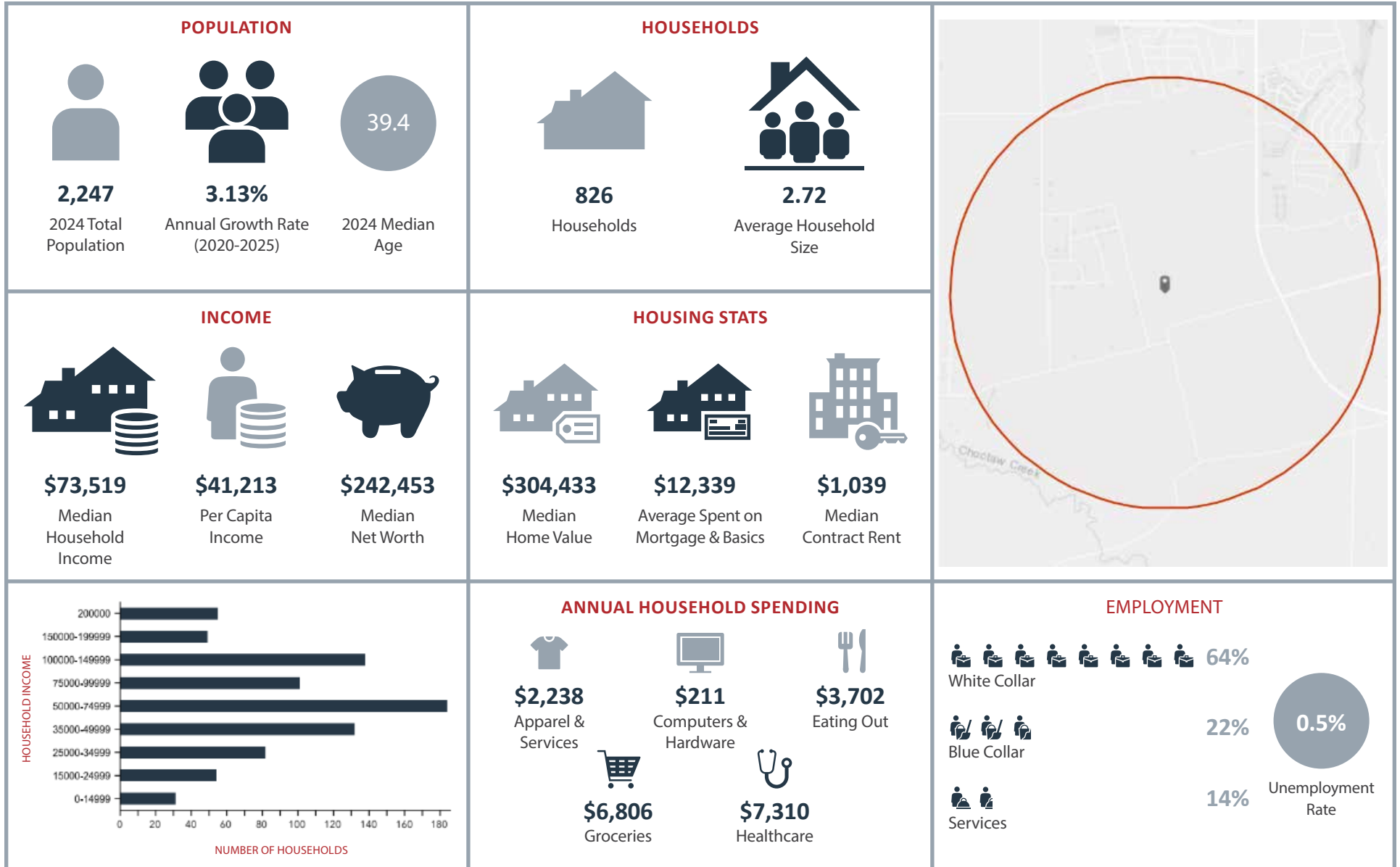
Growth Trend for Closed Sales and Median Price (YoY% 12-Month Moving Average)



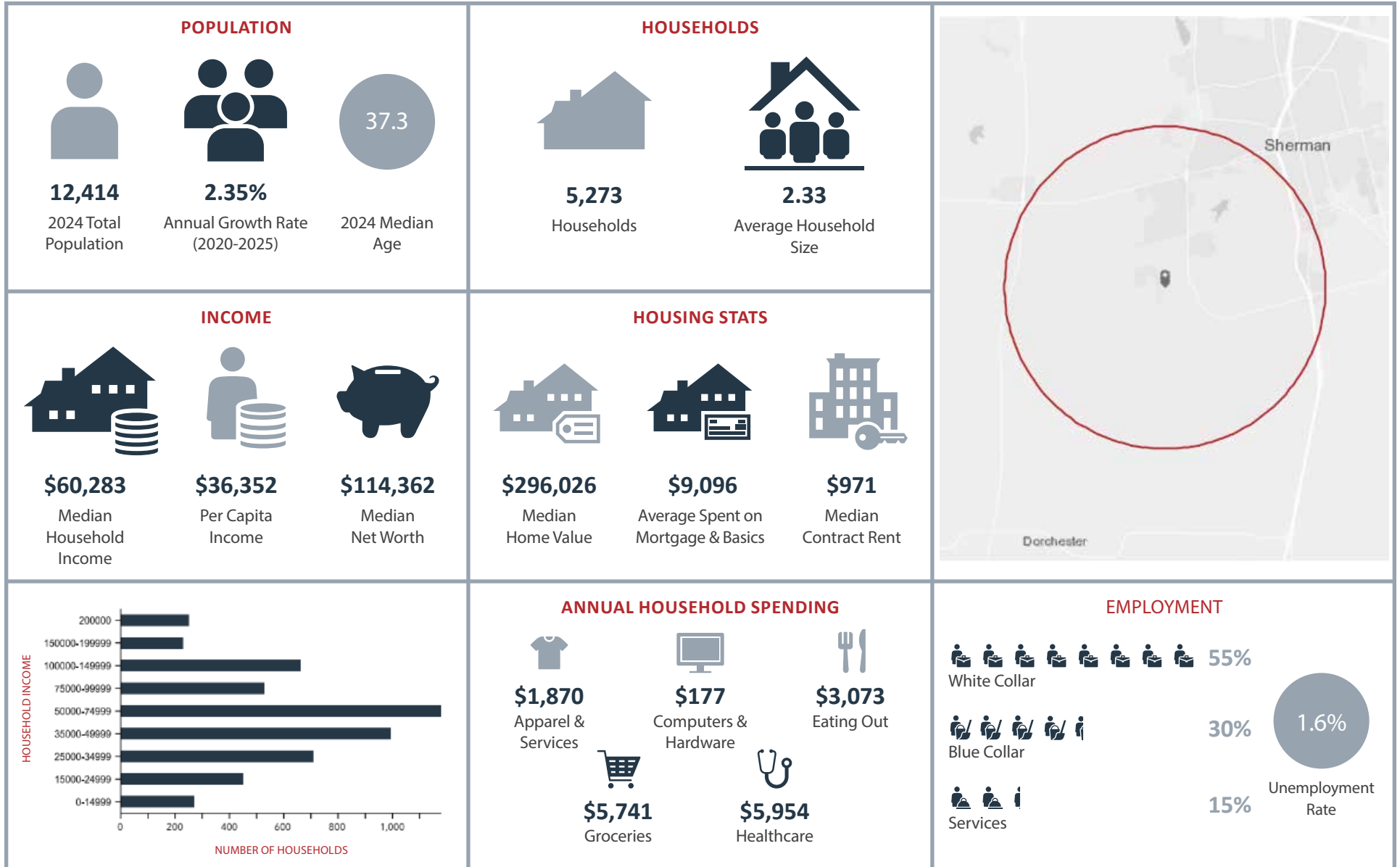
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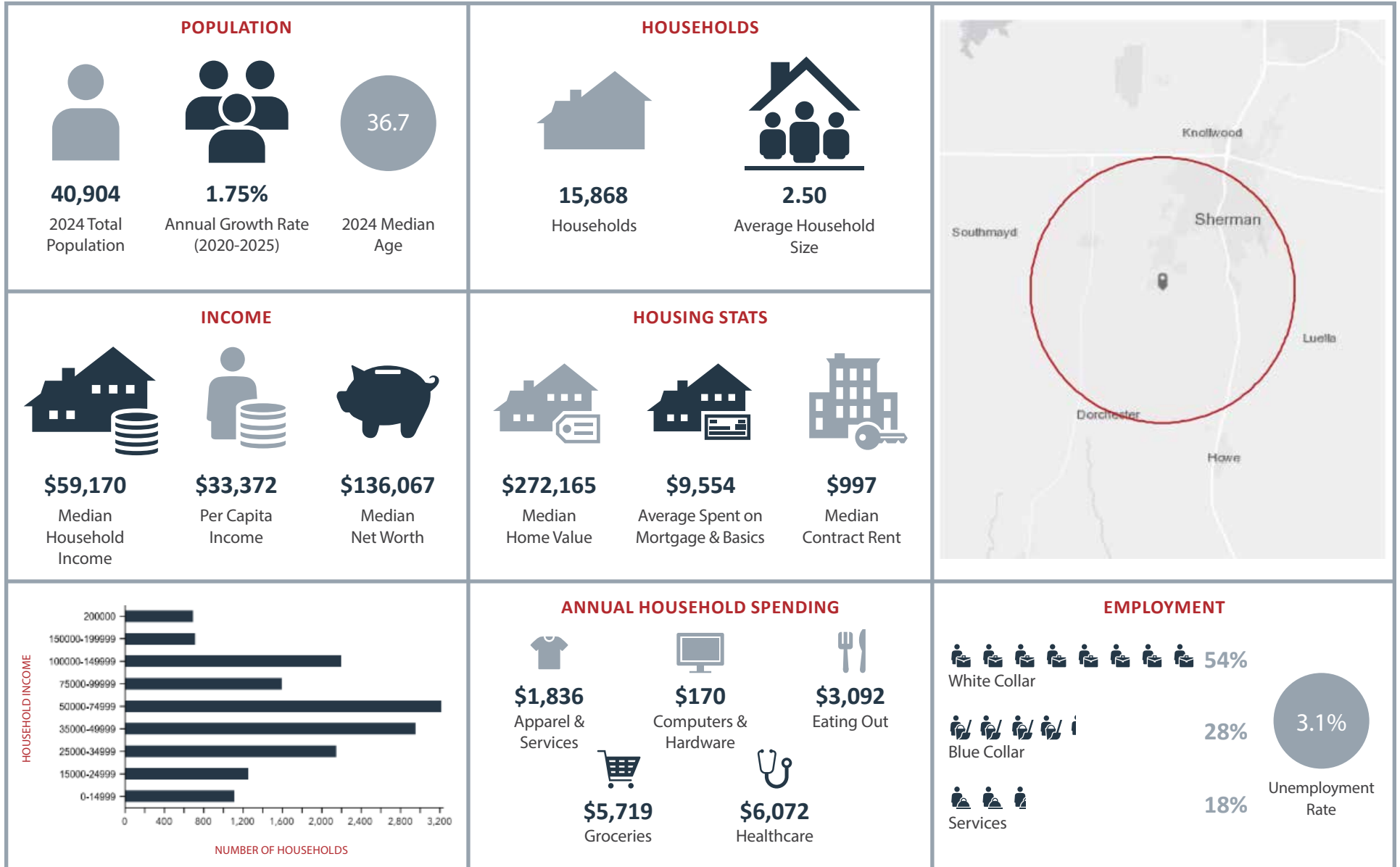
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



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 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: Vanguard Real Estate Advisors | License No. 9003054 | Jordan.Cortez@VanguardREA.com | 214-556-1951

Designated Broker of Firm: Jordan Cortez | License No. 494942 | Jordan.Cortez@VanguardREA.com | 214-556-1951

Licensed Supervisor of Sales Agent/Associate: Justin Tidwell | License No. 647170 | Justin.Tidwell@VanguardREA.com | 214-556-1955

Sales Agent/Associate: Mason John | License No. 682887 | Mason.John@VanguardREA.com | 214-556-1953

Sales Agent/Associate: Haley Birmingham | License No. 765057 | Haley@VanguardREA.com | 214-556-1956

Sales Agent/Associate: Will Droese | License No. 770325 | Will@VanguardREA.com | 214-556-1952

Sales Agent/Associate: Reid Pierce | License No. 791138 | Reid@VanguardREA.com | 214-556-1954

Sales Agent/Associate: Alex Johnson | License No. 815359 | Alex@VanguardREA.com | 214-556-1948

Sales Agent/Associate: Tim Marron | License No. 839620 | Tim@VanguardREA.com | 214-556-2381



220+/- Acres | Greenway | Sherman, Texas



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