

**± 180 ACRES**

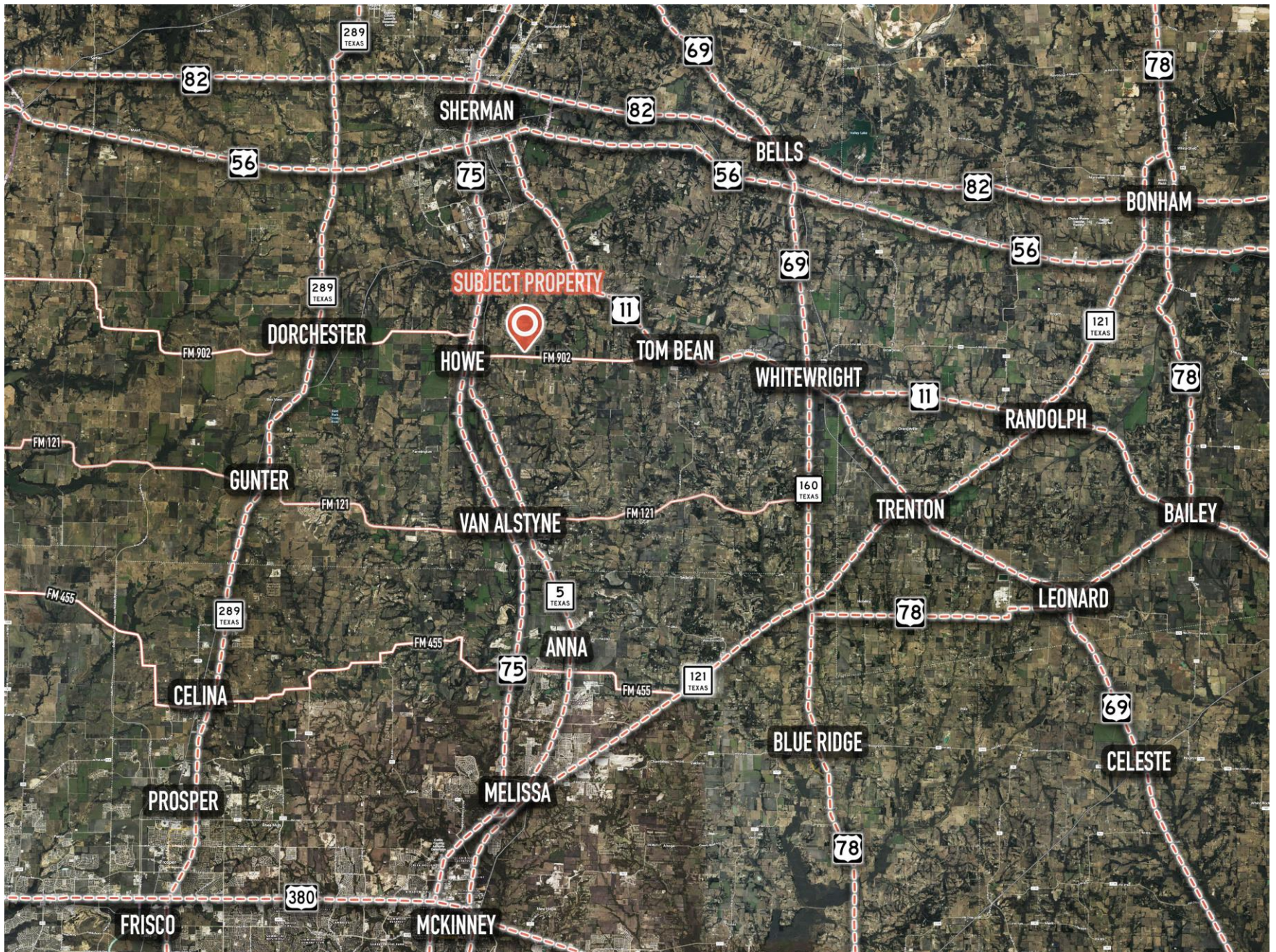
**FOR SALE**

HOWE | GRAYSON COUNTY | TEXAS  
EXCLUSIVELY LISTED BY YOUNGER PARTNERS

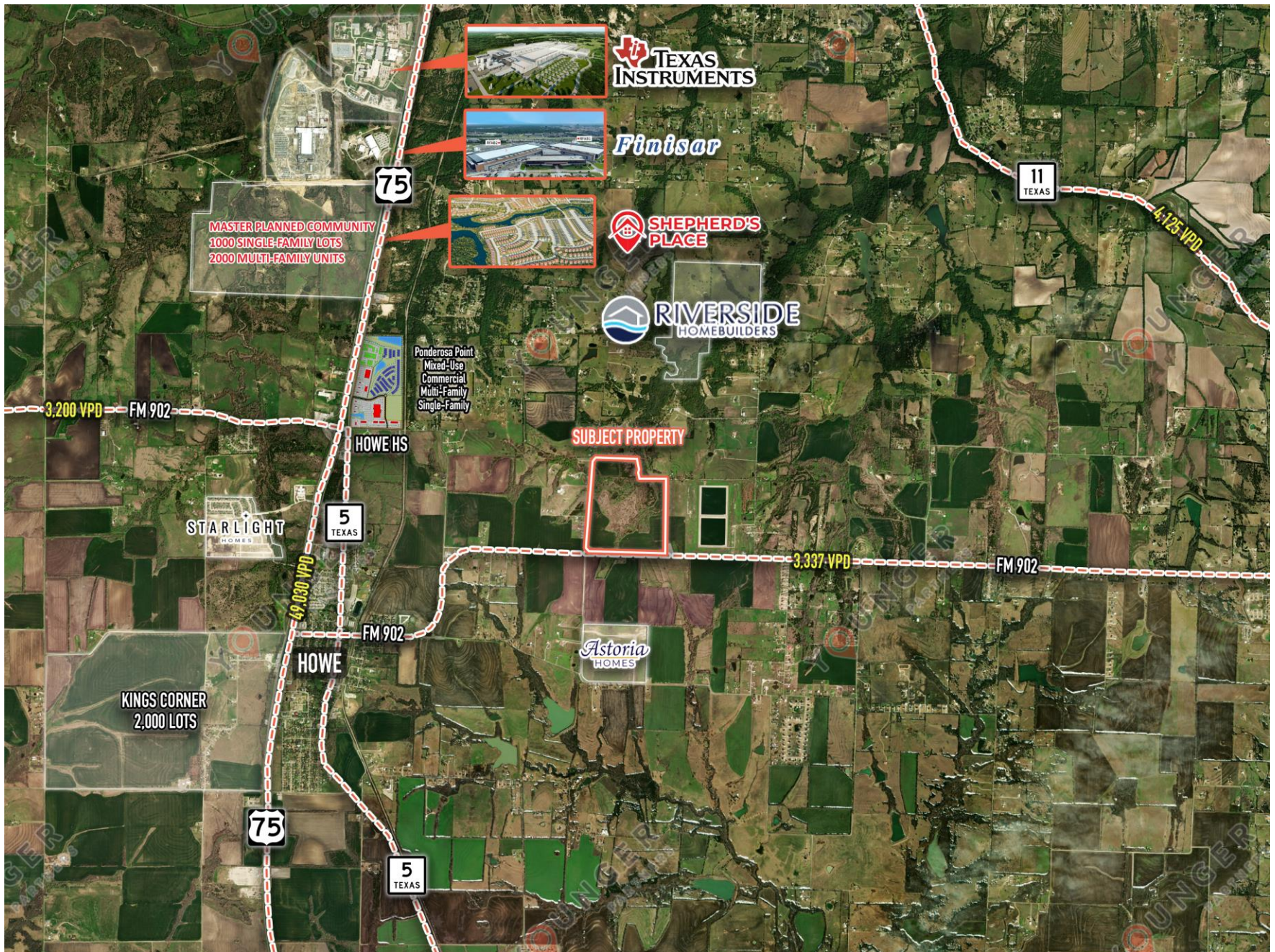
**YOUNGER**  
PARTNERS

NEC FM 902 & BENNETT RD HOWE, TX 75459











## PROPERTY OVERVIEW

± 180 Acres | FM 902 | Howe, TX



### Property Location:

City: Outside of Howe City Limits  
County: Grayson County  
Parcel ID: 129106



### Frontage:

FM 902 (E/W)- 2600'  
Bennett Rd (N/S)- 3300'



### Property Type:

Raw Land | Row Crops



### Sales Price:

**CALL BROKER FOR PRICING**



### School District:

Howe Independent School District



### Utilities to Site:

Water along the north side of FM 902  
\*Information provided by Luella SUD\*



### Key Employment Centers:



### APPROXIMATE DISTANCE FROM



Texas Instruments  
Expansion  
**7.5 Miles**



Texoma Medical  
Center  
**9 Miles**



Grayson County  
Regional Airport  
**12 Miles**



Downtown  
McKinney  
**23 Miles**



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### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile	10 Mile
<b>TOTAL EST. POP.</b>	3,359	19,371	31,407	70,109
<b>AVG HH INCOME</b>	\$103,550	\$107,451	\$108,692	\$118,713
<b>TOTAL HH EXPENDITURE</b>	\$77.42 M	\$462.98 M	\$775.33 M	\$1.82 B



 **TEXAS  
INSTRUMENTS**



**BENNETT RD**

**FM 902**

**TRANSMISSION LINE**

**FM 902**









## PROPERTY HIGHLIGHTS

- Located within  $\pm 2$  miles of US-75
- Outside the 100-year flood plain
- Located partially within Sherman ETJ & Howe ETJ
- **Traffic Counts (TxDOT 2022):**
  - FM 902: 4,084 vehicles per day (VPD)
  - US 75: 54,058 vehicles per day (VPD)
- Surrounded by residential communities and emerging industrial developments

## Key Employment Centers



- Texas Instruments investing \$30 Billion into new Semiconductor plant
- Sherman area experiences roughly 80,000 VPD on their Major Highways
- Business Insider names Sherman as the 4<sup>th</sup> most desirable town to live in Texas.
- Texoma Medical Center has more than 3,000 employees



Development	Location	Size/Type	Key Features
Bel Air Village	Sherman, TX	~280–300+ acre master-planned community	900+ SF homes, modern apartments, townhomes; priced from mid-\$260 ks; 1,400–2,650 ft <sup>2</sup> designs; community amenities; serviced by multiple builders (D.R. Horton, Brightland, Highland, Chesmar)
Shephard's Place	Sherman, TX	531 acre master plan	941 SF lots, multifamily, commercial parcels; infrastructure underway; excellent US-75 access
Ponderosa Point	Howe, Tx	125 acre mixed-use site	Commercial pads, 112 SF lots; utilities & roads by summer 2025; adjacent to Howe HS & US-75
Noble Ridge Estates	Howe, Tx	500 acre residential community	~700 SF homes by K. Hovnanian, Starlight, Lennar; amenities include pool, trails, parks
Nash Estates- River Side	Sherman, TX	1+ acre SF homesites	Phase II selling; 2,000-2,700 sqft homes; \$500-600k; Tom Bean ISD
Corner Stone Ranch- Astoria Homes	Howe, TX	Boutique SF community	5 floor plans (1,609–3,331 ft <sup>2</sup> ), mix of 3–6 BR homes; temporarily sold out
Morrison Meadows- Astoria Homes	Howe, TX	Custom SF homes on large lots	High-end finishes; 6-stall garages; model pricing ~\$550k as of 2024
Texas Instruments Campus	Sherman, TX	\$40 B 300mm semiconductor plant	Production begins 2025; 3,000 direct jobs
Global Wafers/GlobiTech Fab	Sherman, TX	142 acre, \$3.5-4 B Wafer Facility	First U.S. 300 mm fab in 20+ years; 1,200 construction, ~180 permanent jobs
McKinney National Airport	McKinney, TX	\$75 M terminal expansion	46,000 ft <sup>2</sup> , 4–6 gates, parking/deicing; completion late 2026; ~200k annual passengers





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Younger Partners Dallas, LLC

## 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.*

11-2-2015



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Moody Younger	420370	moody.younger@youngerpartners.com	214-294-4412
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

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