2012 TEXOMA PARKWAY
SHERMAN, TX 75090

BERTHOLF
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION, CONTACT
BERTHOLF COMMERCIAL REAL ESTATE
NOEL COBB
(903) 818-7946 NOEL@BERTHOLFCRE.COM

Details

- Prime commercial lot available on Texoma Parkway
- Valuable frontage with visibility to over 15,000 vehicles per day
- C-2 zoning allows a variety of uses, including retail and office
- Conveniently located less than five minutes from Highways 75 and 82; relatively flat and outside the FEMA floodplain
- Surrounded by retail, restaurants, and office developments, providing strong neighboring consumer traffic
- Asking $185,000

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PHOTOS

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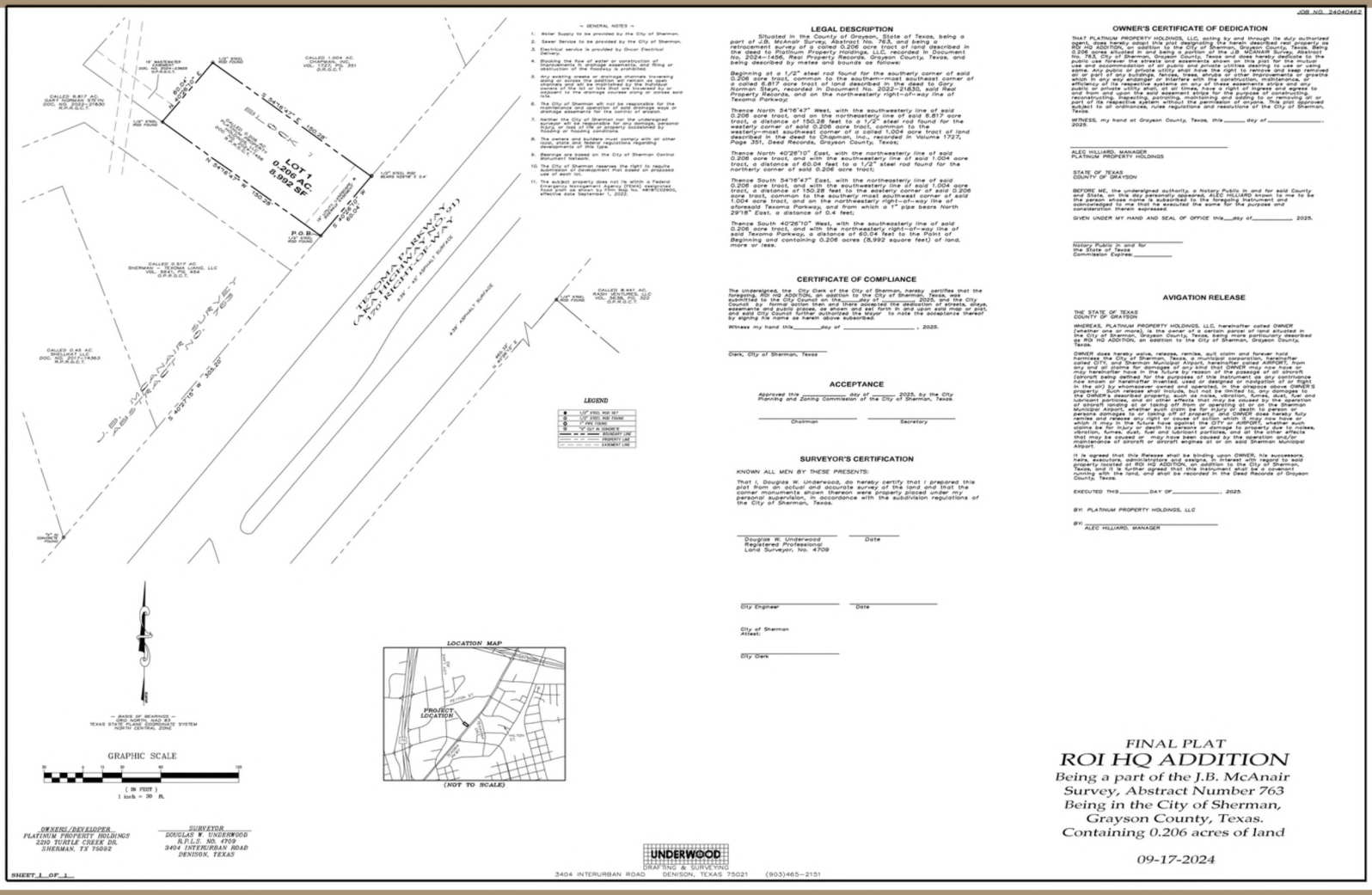
SURVEY



JOB NO. 24040462

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in any drainage easement filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual lot owners or the property owners association property adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned owner of the land covered by this plat shall be liable for injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding construction on flood plains.
9. Elevation are based on the City of Sherman Control Monument No. 144.
10. The City of Sherman reserves the right to require submission of development Plat based on proposed use of each lot.
11. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood prone area per Flood Insurance Rate Map No. 48181C0260G, effective date September 1, 2022.

LEGEND

●	1/2" STEEL ROD SET
○	1/2" STEEL ROD FOUND
⊙	1" PIPE FOUND
⊗	"X" CUT IN CONCRETE
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE

LOCATION MAP

(NOT TO SCALE)

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

OWNER/DEVELOPER
PLATINUM PROPERTY HOLDINGS
2210 TURTLE CREEK DR.
SHERMAN, TX 75092

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS

SHEET 1 OF 1

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of J.B. McAnair Survey, Abstract No. 763, and being a retracement survey of a called 0.206 acre tract of land described in the deed to ROI HQ Addition, LLC, recorded in Document No. 2024-14566, Real Property Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the southerly corner of said 0.206 acre tract, common to the southern-most southeast corner of a called 6.817 acre tract of land described in the deed to Gary Norman Steyn, recorded in Document No. 2022-21835, said Real Property Records, and on the northwesterly right-of-way line of Texoma Parkway;

Thence North 54°16'47" West, with the southwesterly line of said 0.206 acre tract, and on the northeasterly line of said 6.817 acre tract, a distance of 150.28 feet to a 1/2" steel rod found for the westerly corner of said 0.206 acre tract, common to the westerly-most southwest corner of a called 1.004 acre tract of land described in the deed to Chapman, Inc., recorded in Volume 1727, Page 351, Deed Records, Grayson County, Texas;

Thence North 40°26'10" East, with the northwesterly line of said 0.206 acre tract, and with the southeasterly line of said 1.004 acre tract, a distance of 60.04 feet to a 1/2" steel rod found for the northerly corner of said 0.206 acre tract;

Thence South 54°16'47" East, with the northeasterly line of said 0.206 acre tract, and with the southwesterly line of said 1.004 acre tract, a distance of 150.28 feet to the easterly corner of said 0.206 acre tract, common to the southerly most southwest corner of said 1.004 acre tract, and on the northwesterly right-of-way line of aforesaid Texoma Parkway, and from which a 1" pipe bears North 29°18' East, a distance of 0.4 feet;

Thence South 40°26'10" West, with the southeasterly line of said 0.206 acre tract, and with the northwesterly right-of-way line of said Texoma Parkway, a distance of 60.04 feet to the Point of Beginning and containing 0.206 acres (8,992 square feet) of land, more or less.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, ROI HQ ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2025, and the City Council, on the date hereinafter stated, the said addition was duly approved, the dedication of streets, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this_____day of _____, 2025.

Clerk, City of Sherman, Texas

ACCEPTANCE

Approved this _____ day of _____ 2025, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709

Date

City Engineer Date

City of Sherman
Attest:

City Clerk

OWNER'S CERTIFICATE OF DEDICATION

THAT PLATINUM PROPERTY HOLDINGS, LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as ROI HQ ADDITION, an addition to the City of Sherman, Grayson County, Texas. Being a part of the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of the City of Sherman and public utilities desiring to use same. An approved or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public utility shall at all times have the full right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS, my hand at Grayson County, Texas, this ____ day of _____, 2025.

ALEC HILLIARD, MANAGER
PLATINUM PROPERTY HOLDINGS

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, ALEC HILLIARD known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of_____ 2025.

Notary Public in and for
the State of Texas
Commission Expires:_____

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, PLATINUM PROPERTY HOLDINGS, LLC, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described in the ROI HQ ADDITION, an addition to the City of Sherman, Grayson County, Texas.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft, by whomsoever owned and operated, in the airspace above OWNER'S property, whether now existing or hereinafter invented, used or designed or navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to OWNER'S property, and any noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or damage to property due to noises, vibrations, fumes, dust, fuel and lubricant particles and all other effects that may be caused by the operation, landing and taking off from and the maintenance of aircraft or aircraft engines at or on said Sherman Municipal Airport.

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at ROI HQ ADDITION, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

EXECUTED THIS_____DAY OF_____, 2025.

BY: PLATINUM PROPERTY HOLDINGS, LLC

BY:_____
ALEC HILLIARD, MANAGER

FINAL PLAT
ROI HQ ADDITION
Being a part of the J.B. McAnair Survey, Abstract Number 763 Being in the City of Sherman, Grayson County, Texas. Containing 0.206 acres of land

09-17-2024

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EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

Texas law requires all real estate licensees 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.

Bertholf Commercial Real Estate	**9014873**	**Terrin@bertholfcre.com**	**(903)267-1573**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Terrin Bertholf	**0649544**	**Terrin@bertholfcre.com**	**(903)267-1573**
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Noel Cobb	**0742652**	**Noel@bertholfcre.com**	**(903)818-7946**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____