



## 56 FINISHED TOWNHOME LOTS | JAMESTOWN SQUARE MIXED-USE DEVELOPMENT

US 75 & Akers Road | Sherman, Texas 75090

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**Vanguard Real Estate Advisors ("VREA")** has been exclusively retained by Ownership to offer qualified builders the opportunity to purchase 56 finished townhome lots located in the Jamestown Square mixed-use development in Sherman, TX (the "Site"). This offering consists of primarily 25'x100' lots with front facing garages. The Jamestown Square mixed-use development will also include retail, multifamily, and build-to-rent in addition to the townhomes. The Site is prominently located along US-75 directly across from Texas Instruments and the future \$30 billion semiconductor plant that is currently under construction. **This represents a great opportunity to acquire finished lots in a prime location within the growing Sherman market.**

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 <sup>(1)</sup>

|                 |   |
|-----------------|---|
| Property        | 56 Finished Townhome Lots (5.35+/- Acres) |
| Location        | Akers Road, Sherman, TX 75090             |
| Access          | Via Akers Road and Jamestown Boulevard    |
| Utilities       | To the Site                               |
| Zoning          | R-TH: Townhome Residential District       |
| GPS Coordinates | 33.563603, -96.600093                     |
| School District | Howe ISD                                  |

<sup>(1)</sup> Purchaser to confirm all information during due diligence.

## PRICING

|                               |             |
|-------------------------------|-------------|
| Asking Price <sup>(1)</sup>   | \$3,892,000 |
| Asking Price per Finished Lot | \$69,500    |

<sup>(1)</sup> Total Asking Price based on 56 Finished Townhome Lots.

## TAX INFORMATION

| Taxing Entity         | Tax Rate         |
|-----------------------|------------------|
| City of Sherman       | 0.5080000        |
| Grayson County        | 0.3051000        |
| Junior College        | 0.1459910        |
| Howe ISD              | 1.0500000        |
| <b>Total Tax Rate</b> | <b>2.0090910</b> |



## DEMOGRAPHICS

### ANNUAL GROWTH RATE (2020-2025)



|               |              |
|---------------|--------------|
| <b>1-MILE</b> | <b>3.71%</b> |
| <b>3-MILE</b> | <b>2.59%</b> |
| <b>5-MILE</b> | <b>1.65%</b> |

### MEDIAN HOUSEHOLD INCOME



|               |                  |
|---------------|------------------|
| <b>1-MILE</b> | <b>\$113,484</b> |
| <b>3-MILE</b> | <b>\$101,529</b> |
| <b>5-MILE</b> | <b>\$66,019</b>  |

### MEDIAN HOME VALUE



|               |                  |
|---------------|------------------|
| <b>1-MILE</b> | <b>\$483,333</b> |
| <b>3-MILE</b> | <b>\$298,438</b> |
| <b>5-MILE</b> | <b>\$267,844</b> |





















## INVESTMENT HIGHLIGHTS



### Strategic Location

- The Site is located directly across US-75 from Texas Instruments, which will include a future \$30 billion semiconductor plant that is expected to bring as many as 3,000 direct jobs to the area.
- Approximately seven miles north of the Site, the intersection of US-75 and Highway 82, known as Sherman Town Center, boasts an extensive selection of national retailers such as Wal-Mart, Sam's Club, The Home Depot and numerous others.
- The Site is located approximately two miles south of Bel-Air Village master planned community where builders Chesmar Homes, Highland Homes, and History Maker Homes are currently selling homes up to \$549,900.



### Zoning

- All 56 lots are currently finished, allowing the purchaser to immediately start vertical construction.
- The Site is currently zoned R-TH District: Townhome Residential District per the city's zoning ordinance.
- The offering consists of primarily 25'x100' lots with front entry garages and a minimum living area of 1,500 square feet.
- Purchaser to verify zoning and uses allowed 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 10 years.
- Sherman will be home to both the Texas Instruments and GlobiTech semiconductor chip facilities which total \$35 billion in anticipated investments and will create up to approximately 4,500 new jobs in the area.
- According to Texas Realtors, the median home price for new construction homes in Sherman is \$313,490 as of June 2025.



*Texas Instruments*



*Sherman Town Center*



## FINISHED TOWNHOME LOTS SHERMAN, TEXAS







Jamestown Boulevard



56 Finished  
Townhome Lots

Akers Road

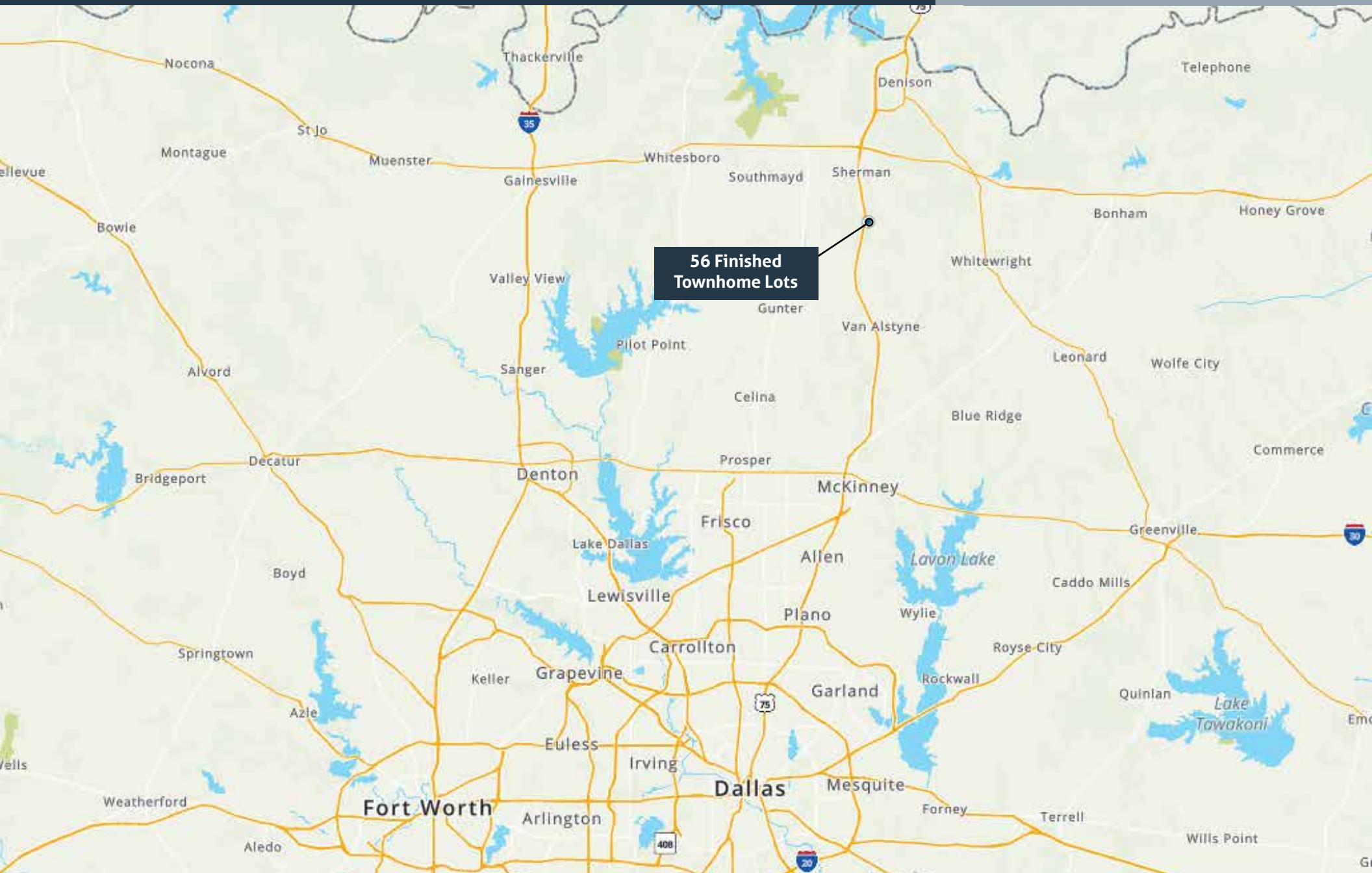




# FINISHED TOWNHOME LOTS SHERMAN, TEXAS









## SHERMAN-DENISON HIGHLIGHTS

- The Sherman-Denison MSA generated nearly \$7.29 million dollars of Gross Domestic Product (GDP) in 2023.
- The unemployment rate in the Sherman-Denison MSA was only 3.9% as of July 2025, which is 0.3% lower than the national average and has decreased by 2.0% since 2020.
- New semiconductor chip facilities by Texas Instruments and Globitech will bring approximately \$35 billion in investments and create around 4,500 new jobs in the Sherman-Denison MSA.
- Tourism to Lake Texoma, local museums, and casinos just over the border in Oklahoma attracts many daily visitors to the Sherman-Denison MSA.
- Sherman-Denison MSA is the 22nd largest MSA in Texas, with an estimated population of over 150,532 in 2024 with an annual year-over-year population growth of 2.36% per the Federal Reserve Economic Data.

The Site is located adjacent to US-75 within the future path of growth. The Sherman-Denison MSA benefits greatly from its proximity to the Dallas-Fort Worth MSA, the Dallas Central Business District located only an hour south of the Site.



**GROSS DOMESTIC  
PRODUCT**  
**\$7.29 Billion**



**SHERMAN-DENISON  
POPULATION GROWTH**  
**2.59% (2021-2022)**



**SHERMAN-DENISON  
ESTIMATED POPULATION**  
**150,532**



*Downtown Denison*



*Lake Texoma*



## ECONOMIC OVERVIEW

Sherman, Texas, located in Grayson County, plays a significant role in the regional economy of North Texas. The city benefits from its strategic location along major transportation routes, including U.S. Highway 75 and State Highway 289, which facilitate commerce and connectivity. This advantageous position has fostered a diverse economy with key sectors such as manufacturing, healthcare, education, and retail thriving within the city. In manufacturing, Texas Instruments (TI) employs hundreds of skilled workers at its facility. TI's operations contribute substantially to local employment and the production of advanced electronics components. The healthcare sector is critical to Sherman's economy, with Texoma Medical Center serving as a major healthcare provider and employer in the region. This hospital employs numerous healthcare professionals and supports the community with a wide range of medical services. Education is a significant economic driver, with Austin College and Grayson College playing pivotal roles. Austin College, a private liberal arts college, educates approximately 1,300 students annually and employs faculty and staff across various disciplines, contributing to the local economy through education and cultural enrichment. Grayson College, a community college, offers a wide range of programs and workforce development initiatives, further enhancing Sherman's educational landscape and providing skilled labor to support local industries. Retail and small businesses complement Sherman's economic profile, with numerous shopping centers, restaurants, and local enterprises catering to residents and visitors alike. Overall, Sherman's economy benefits from a diverse mix of industries and institutions, supported by its strategic location, robust infrastructure, and dynamic workforce. The city continues to attract businesses and residents seeking economic opportunity and a high quality of life in North Texas.



### SHERMAN-DENISON MAJOR EMPLOYERS

| COMPANY NAME              | EMPLOYEES |
|---------------------------|-----------|
| Texoma Medical Center     | 4,000     |
| Tyson                     | 1,700     |
| Sherman ISD               | 1,137     |
| Ruiz Foods                | 1,100     |
| Walmart                   | 900       |
| Sam's Club                | 900       |
| CIGNA                     | 800       |
| Denison ISD               | 722       |
| Carrus Specialty Hospital | 650       |





## AREA OVERVIEW

Sherman is located along US-75, the main north-south thoroughfare in Grayson County. Sherman sits just 20 miles south of the Texas-Oklahoma border and an hour drive north of Dallas, the ninth largest city in the nation. Sherman is the largest city in the Texoma region and the primary city for business, retail, government, and professional services. The Sherman area has experienced exponential growth in recent years due to a strong economy and employment base that continues to grow from substantial investments from Texas Instrument and GlobiTech, as well as higher education institutions in Austin College and Grayson College.

## HOUSING OVERVIEW

In June 2025, the median new construction home price in Sherman, TX was \$313,490. The median new construction home price per square foot was \$164.51. Bell Air Village master planned community is 2 miles north of the Site with builders Chesmar Homes, Highland Homes, and History Maker Homes currently selling homes up to \$549,900. Also, less than 3 miles east of the site in Highland Meadows Estates, homes are starting at \$400,000.





## TRANSPORTATION



**Air:** Sherman Municipal Airport (KSWI) provides a friendly general aviation airport located on the southeast edge of Sherman less than a mile west of the Site. North Texas Regional Airport is a full-service airport situated between Sherman and Denison near State Highway 289 approximately 13 miles northwest of the Site. Commercial flights, both international and commercial are available via DFW International Airport located 55 miles southwest of the Site.



**Highway:** The Site is located north of Dallas with convenient access to several major thoroughfares. The Site has frontage along Highway 75, the main thoroughfare in the Sherman-Denison MSA running from Dallas to the Oklahoma border. Highway 289 is situated 6 miles west of the Site, providing access to cities such as Prosper, Frisco, and Richardson. Additionally, approximately 7 miles north of the Site is Interstate 82, facilitating east-west travel across Texas, extending west to Wichita Falls and east to Texarkana.



**Public Transit:** Public transportation is provided within the Sherman-Denison MSA by Texoma Area Paratransit System (TAPS). TAPS offers curb-to-curb service to residents for in-town, out-of-town, and out-of-county trips. Surrounding counties including Cooke, Grayson, Fannin, Montague, Clay and Wise are also supported by TAPS.



DFW International Airport



TAPS Public Transit



## 2025 Q2 Market Statistics - Sherman

**Median Price**  
**\$313,490**  
▼ -5.9% YoY

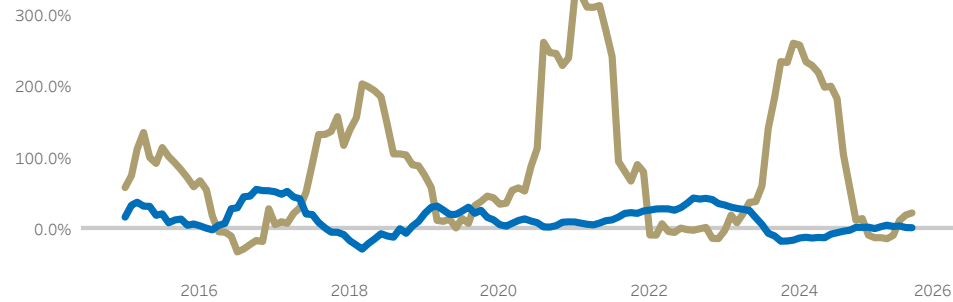
**Closed Sales**  
**65**  
▲ 124.1% YoY

**Active Listings**  
**77**  
▲ 6.9% YoY

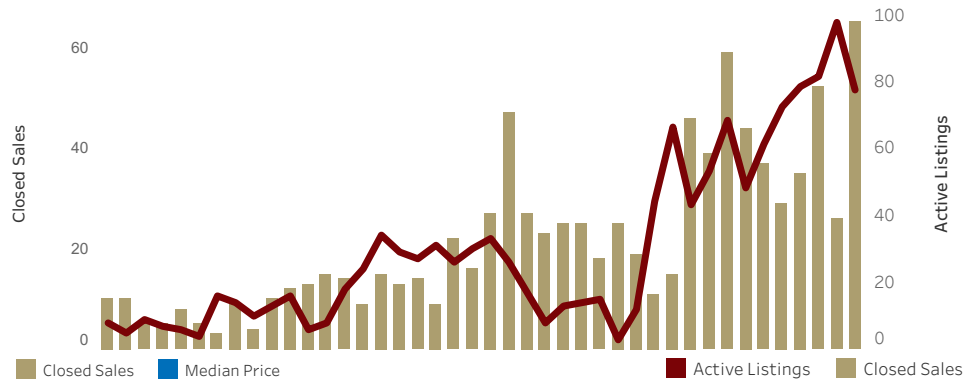
**Months Inventory**  
**5.2**  
▲ 0.1 YoY



### GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



### CLOSED SALES AND ACTIVE LISTINGS



### PRICE DISTRIBUTION

|            |       |
|------------|-------|
| < \$100k   | 0.0%  |
| \$100-199k | 0.0%  |
| \$200-299k | 43.1% |
| \$300-399k | 46.2% |
| \$400-499k | 7.7%  |
| \$500-749k | 3.1%  |
| \$750-999k | 0.0%  |
| \$1M +     | 0.0%  |

### VALUATION STATS

**Median Price/Sq Ft**  
**\$164.51**  
▼ -16.9% YoY

**Median Home Size**  
**1,833 sq ft**

**Median Year Built**  
**2025**

**Close/Original List**  
**91.0%**

### TRANSACTION TIME STATS

**Days on Market**  
**98**  
42 days less than 2024 Q2

**Days to Close**  
**34**  
7 days less than 2024 Q2

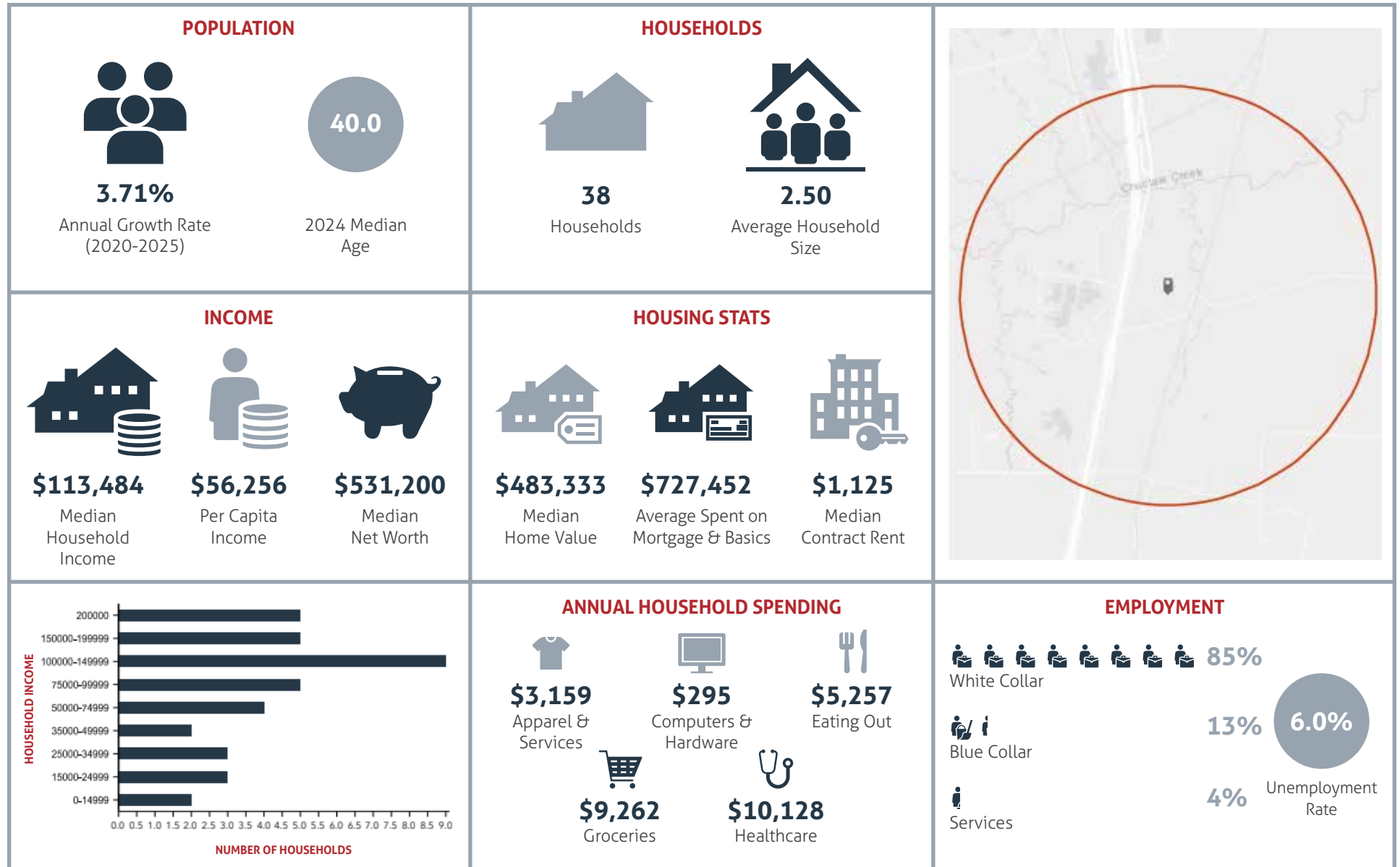
**Total Days**  
**132**  
49 days less than 2024 Q2



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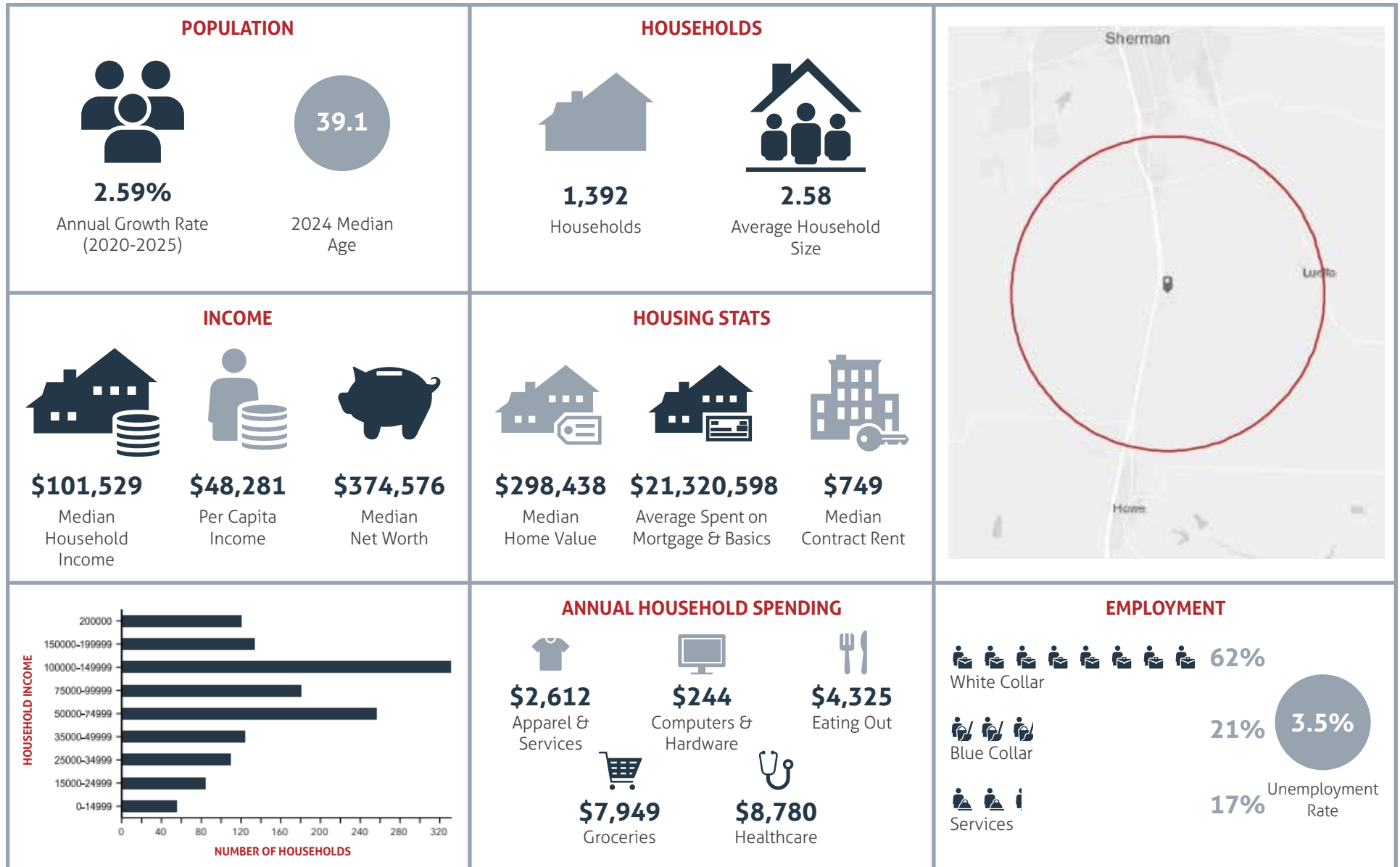


DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



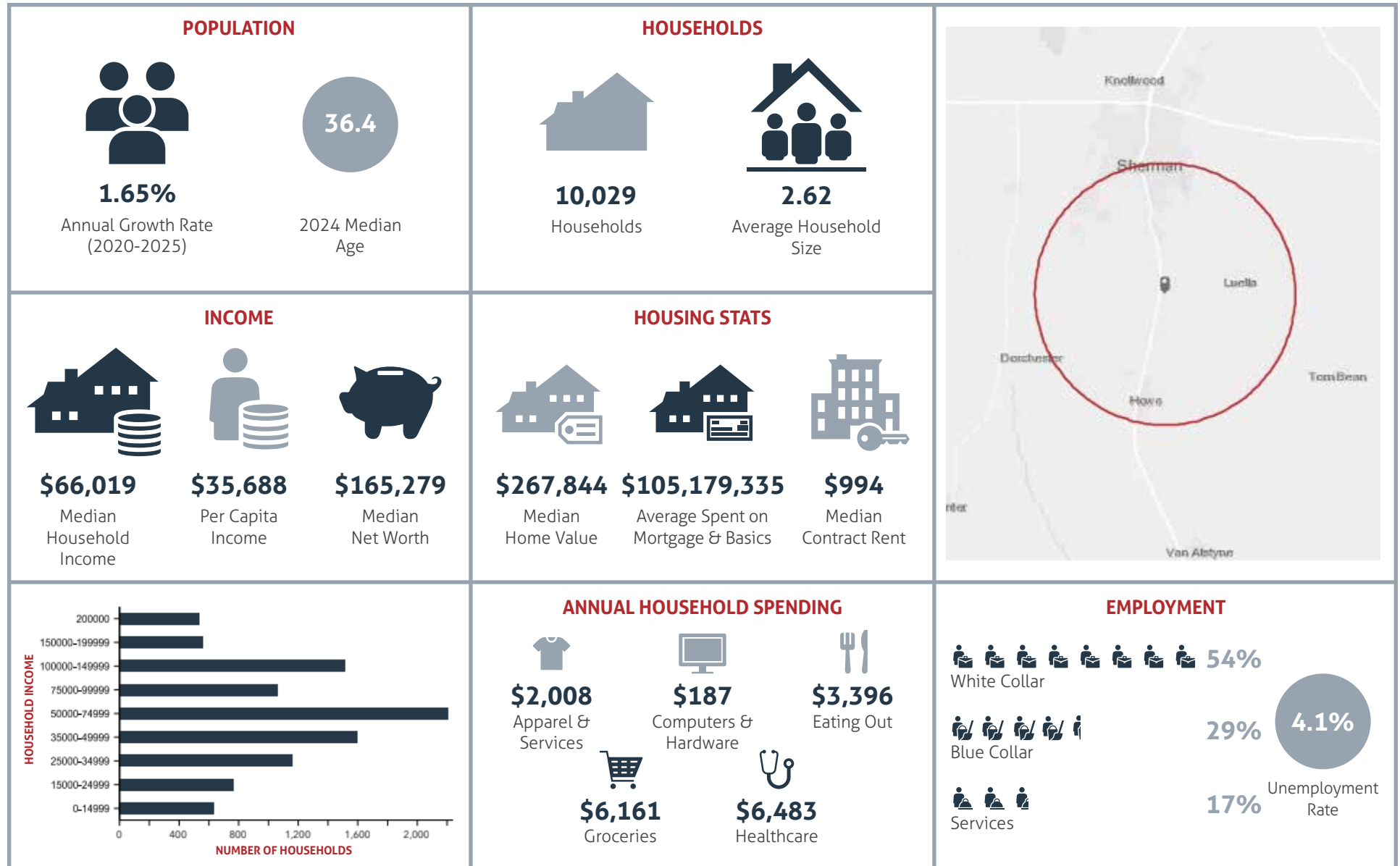


DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS





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

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