



FOR SALE

GATEWAY VILLAGE PROFESSIONAL BUILDING

Cigna
 140,000 SF/1,200+ Employees
 TEXOMA MEDICAL CENTER

GATEWAY VILLAGE

HEY DAY
 Cultures
 Starbucks
 Hilton Garden Inn
 130 Rooms
 CRAFT PIES PIZZA COMPANY
 CJ'S COFFEE CAFE

TEXOMA MEDICAL CENTER
 3,000+ Employees
 200+ Physicians / 326 Beds
 \$50M Expansion of ER, ICU & Operating Rooms

SITE

SITE

SHERMAN TOWN CENTER
 TARGET
 WALMART
 JCPenney
 belk
 OLD NAVY
 Carle's
 THE HOME DEPOT
 PETCO
 BED BATH & BEYOND
 ROSS
 BEST BUY
 T.J. MAXX
 HOBBY LOBBY

±98.415 ACRES - FALLON DR & BLUE FLAME RD, SHERMAN, TEXAS

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DUWEST
 CREATING, ENHANCING & PROTECTING VALUE

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 duwestrealty.com

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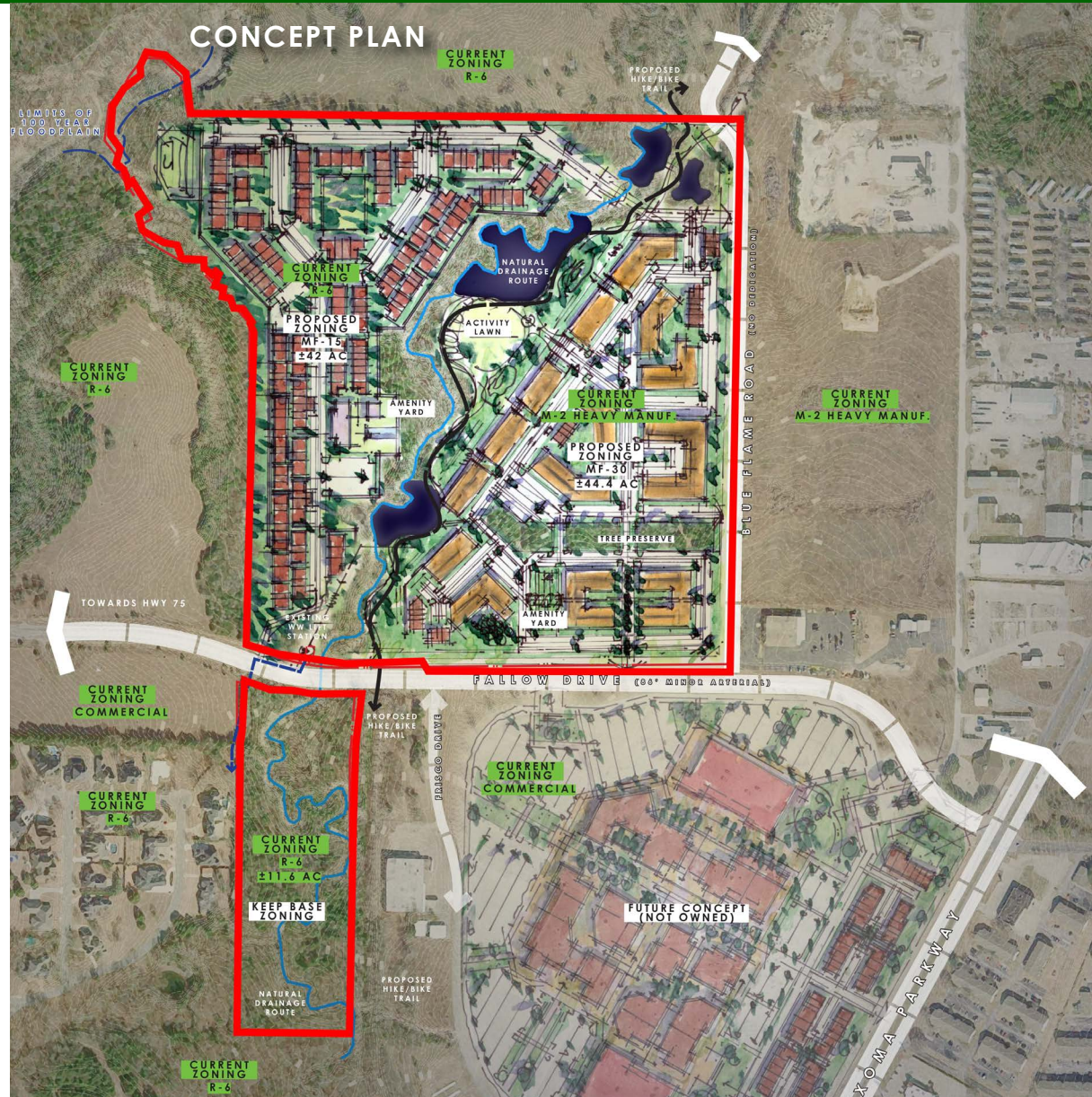
±98.415 ACRES FOR SALE | NWQ & SWQ Fallon Dr & Blue Flame Rd, Sherman, Texas

OVERVIEW

- Located at the northwest corner and southwest quadrant of Fallon Dr & Blue Flame Rd
- Located in the City of Sherman and Denison ISD
- All utilities to site
- Conveniently located between US Hwy 75 & Texoma Pkwy
- Across from Midway Mall
- Close proximity to Midway Industrial Park, Texoma Medical Center, Gateway Village and Sherman Town Center
- Sherman is home to Texas Instruments, with a new \$30 billion fabrication plant coming next year that could support 3,000 direct jobs over time
- Other employers in Sherman include Tyson Foods, GlobiTech, Finisar, Emerson, Royal Case, Kaiser Aluminum, and Sunny Delight
- Call for Info & Price

DEMOGRAPHICS

	3-mile	5-mile	7-mile
2023 Population	1,353	13,375	57,275
2028 Proj. Pop.	1,571	13,712	57,035
Daytime Pop.	2,788	23,998	63,095
Avg HH Income	\$95,856	\$82,783	\$82,147



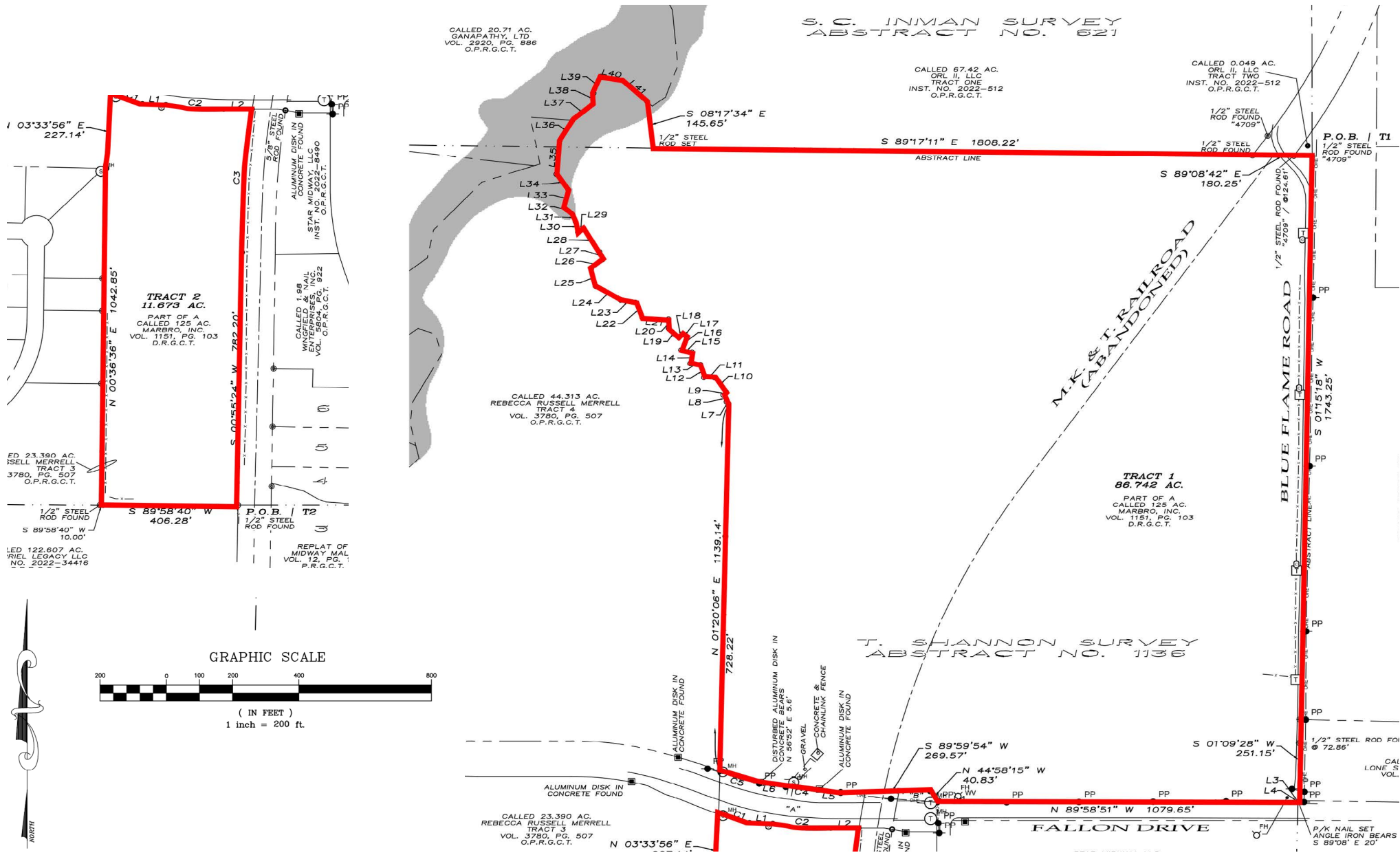
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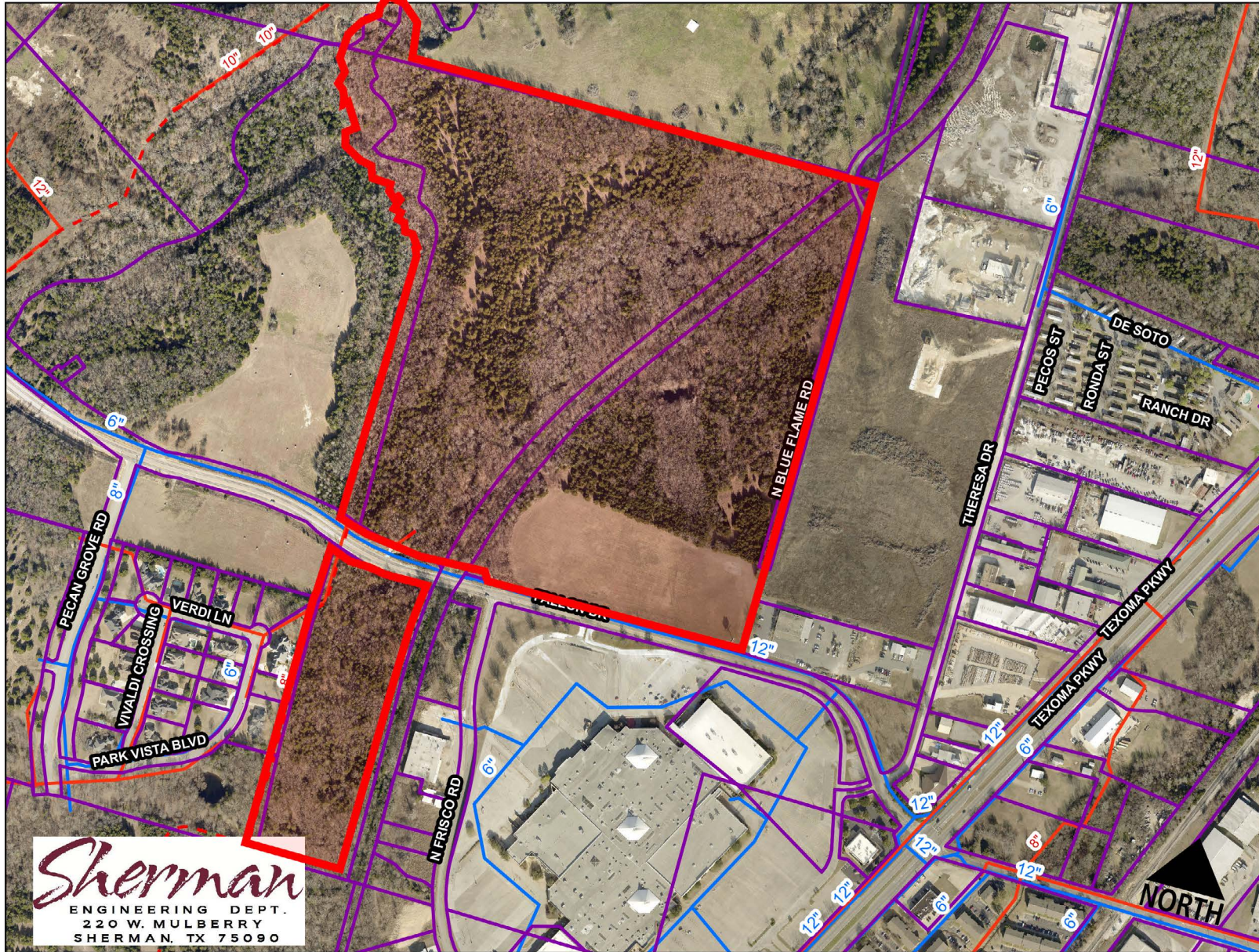
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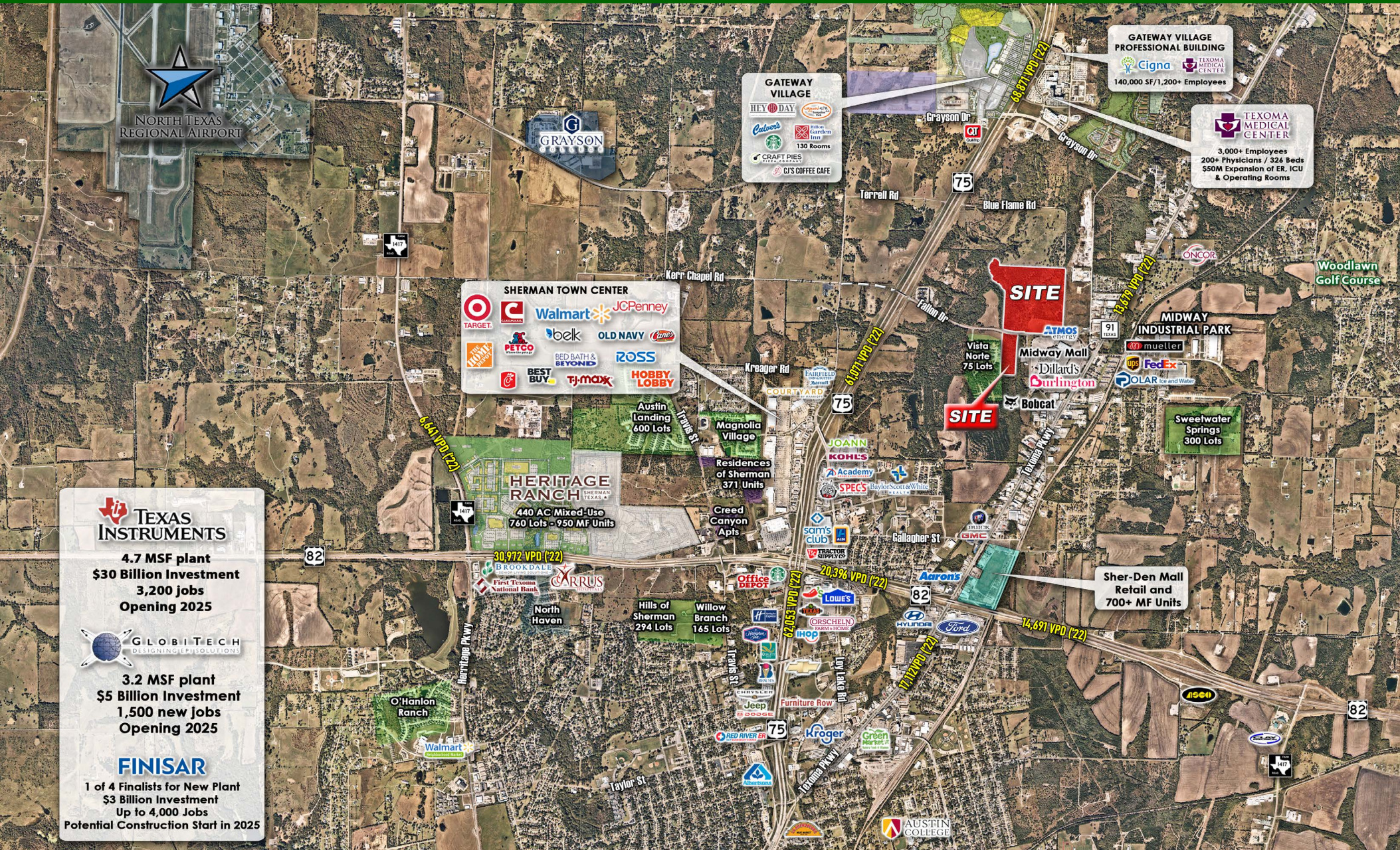
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TEXAS INSTRUMENTS
 4.7 MSF plant
 \$30 Billion Investment
 3,200 jobs
 Opening 2025

GLOBITECH
 3.2 MSF plant
 \$5 Billion Investment
 1,500 new jobs
 Opening 2025

FINISAR
 1 of 4 Finalists for New Plant
 \$3 Billion Investment
 Up to 4,000 Jobs
 Potential Construction Start in 2025

GATEWAY VILLAGE
 HEY DAY
 Calumet
 Starbucks
 CRAFT PIES
 CJS COFFEE CAFE
 130 Rooms

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SHERMAN TOWN CENTER
 TARGET
 Walmart
 JCPenney
 belk
 OLD NAVY
 Ross
 BEST BUY
 TJ-maxx
 HOBBY LOBBY

HERITAGE RANCH
 440 AC Mixed-Use
 760 Lots - 950 MF Units

SITE
SITE

MIDWAY INDUSTRIAL PARK
 mueller
 POLAR Ice and Water
 Sweetwater Springs 300 Lots

Sher-Den Mall Retail and 700+ MF Units

WHY SHERMAN, TX?

<h1>35</h1> <p>MEDIAN AGE</p>	<h1>45K</h1> <p>POPULATION (ETJ)</p>	<h1>40</h1> <p>MILES TO DFW METROPLEX</p>	<h1>2M+</h1> <p>LABOR FORCE WITHIN 1 HOUR</p>
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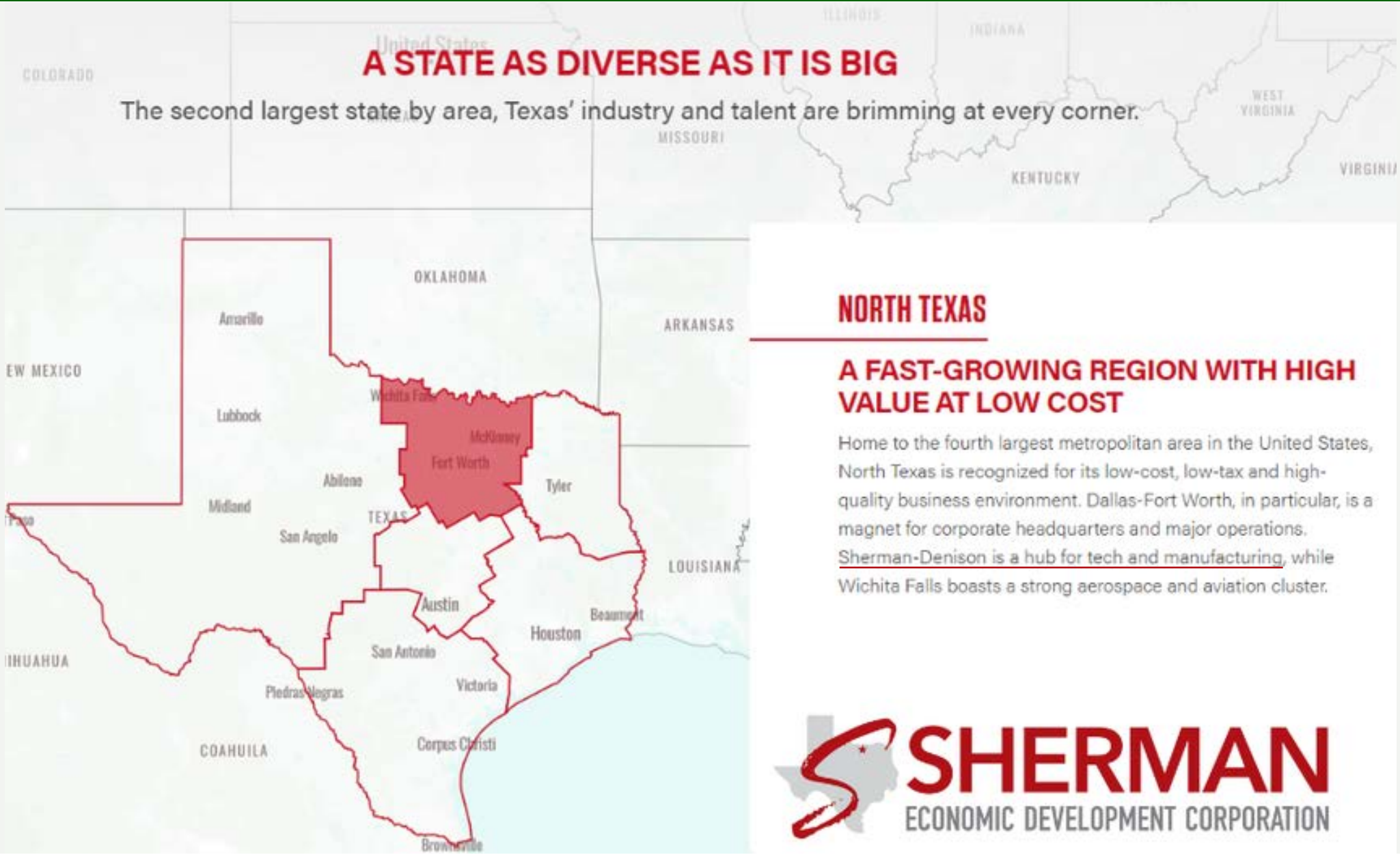
MAJOR EMPLOYERS

TEXAS INSTRUMENTS
ASSETCARE | **capio** | **Christmas Designers** | **Commissary Express**
CRITICAL ACCESS BILLING SERVICES | **DOUGLASS DISTRIBUTING** | **EATON** | **EMERSON**
Eternity | **GLOBITECH** | **II-VI** | **west**
Hart Lumber | **MBA LAW** | **modular power solutions** | **mueller**
NATURE'S SOURCE | **omega INDUSTRIES INC.** | **PandaPowerFunds** | **PLYLER CONSTRUCTION**
PRESCO | **Progress Rail** | **RIVAS LAW PLLC** | **Robit**
ROYAL CAS COMPANY INC. | **STAR AIRCRAFT** | **Sunny Delight Beverages Co.** | **SYNERGY WINDOWS AND DOORS**
TALUS payments | **Tyson** | **WELLS FARGO**

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A STATE AS DIVERSE AS IT IS BIG

The second largest state by area, Texas' industry and talent are brimming at every corner.



NORTH TEXAS

A FAST-GROWING REGION WITH HIGH VALUE AT LOW COST

Home to the fourth largest metropolitan area in the United States, North Texas is recognized for its low-cost, low-tax and high-quality business environment. Dallas-Fort Worth, in particular, is a magnet for corporate headquarters and major operations. Sherman-Denison is a hub for tech and manufacturing, while Wichita Falls boasts a strong aerospace and aviation cluster.





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:
 - 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.

DuWest Management Inc.	605046		214-720-0004
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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