



N HERITAGE PKWY

N HERITAGE PKWY

LA CIMA RD

LA CIMA RD

PLAINVIEW RD

PLAINVIEW RD

**NEQ FM 1417 & PLAINVIEW RD
SHERMAN, TX 75092**

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PROPERTY OVERVIEW



LOCATION

NEQ FM 1417 & Plainview Rd
Sherman, TX 75076



ACREAGE

Gross: ± 6.00
Net: ± 6.00



ZONING

R-6 (60' Lots)



PROPOSED USE

Regional Commercial



UTILITIES

Water: To Site
Sewer: Off Site



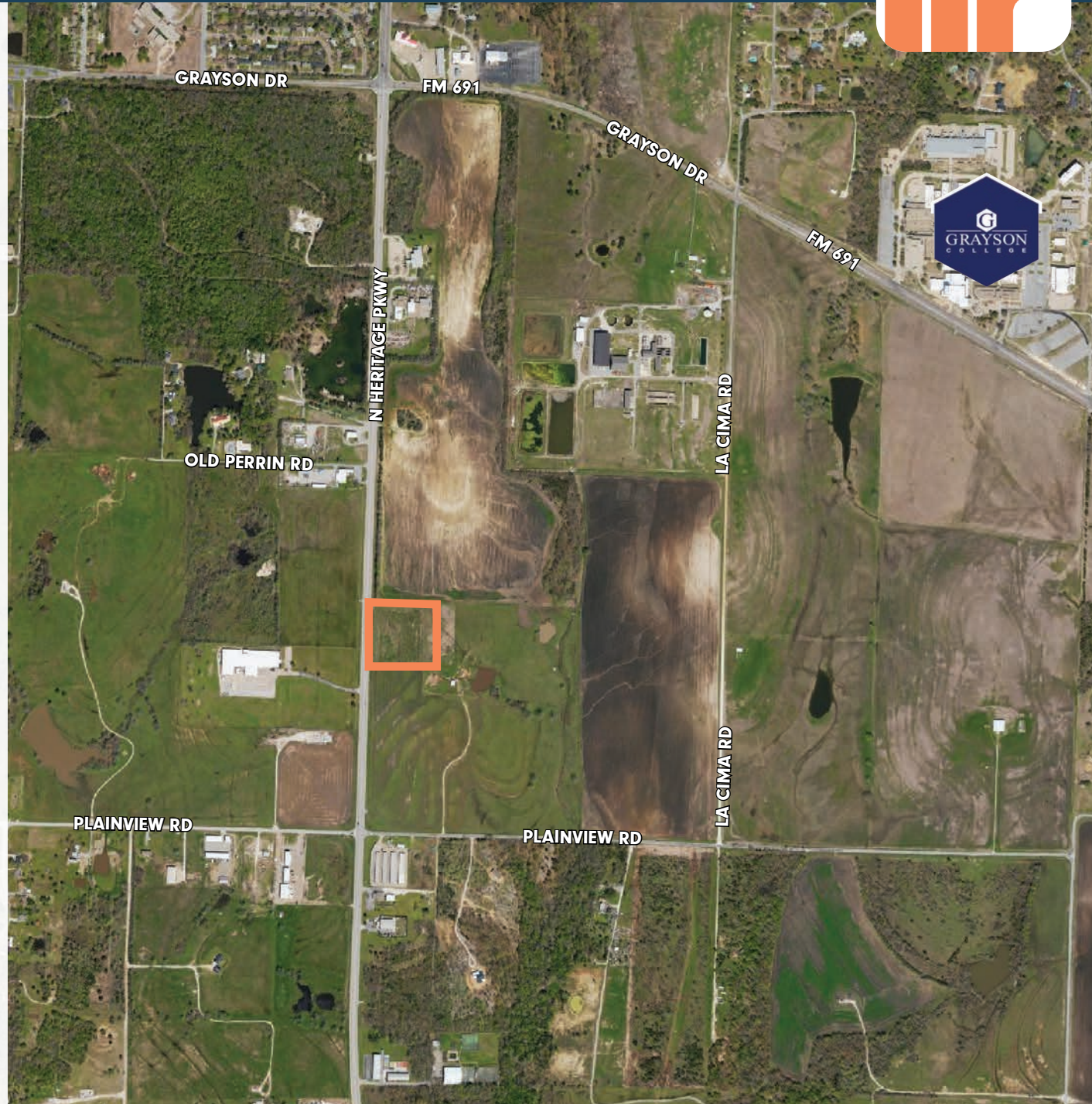
ISD

Sherman ISD



VPD

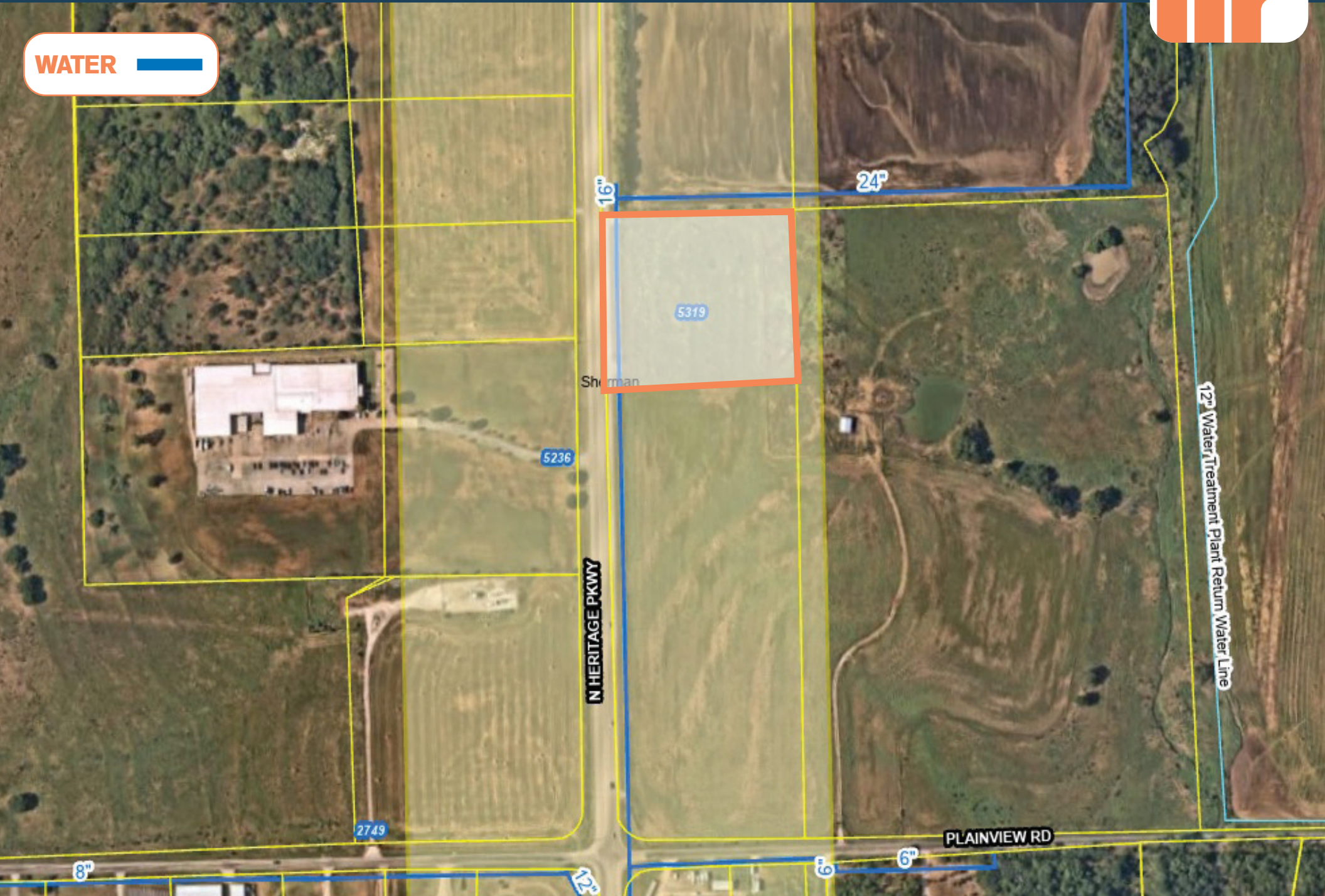
FM 1417 & Plainview Rd: ± 9,410



UTILITY EXHIBIT



WATER 





North Texas Regional Airport

FM 691

SITE



PROP MF ±648 UNITS

M 131



Ellsworth

Twin City

Woodlake Park



SWEETWATER SPRINGS ± 424 LOTS



AUSTIN COLLEGE ±1,353 STUDENTS

FRONTERA ± 409 LOTS

Sherman

PLAINVIEW RD

N HERITAGE PKWY

LA CIMA RD

VIEW RD

FM 131 THE BRIDGE ON TRAVIS ± 226 UNITS

THE LOFTS AT LIBERTY ± 156 UNITS

NORTHLAND ON TRAVIS ± 200 UNITS

AUSTIN LANDING ± 117 LOTS

MAGNOLIA VILLAGE ± 45 LOTS

HERITAGE RANCH ± 440 AC

NORTH HAVEN ± 70 LOTS

SINGLE FAMILY ± 300 LOTS

SINGLE FAMILY ± 165 LOTS

FM 131 W HWY 82 MULTI-FAMILY ± 288 UNITS

MEADOWLAKE DEVELOPMENT

CANYON CREEK

O'HANION RANCH ADDITION ± 100 LOTS

PROPOSED HICKORY HILL DEVELOPMENT ± 155 AC

SHERMAN PARK APARTMENTS ± 560 UNITS

WASHINGTON MEADOWS ± 134 LOTS

HIDDEN MEADOWS ± 280 LOTS

WOODMAN'S

HIGHWAY 82

LAMBERTH RD

N HERITAGE PKWY

LITTLE LN

GE PKWY

N RICKETTS ST

L S SPOON LN

N TRAVIS ST

NEAST ST

S MAXEY'S

SIDEW

E LESLIE LN

FM 1417 NE

MITCHELL RD

GRAYSON DR

N LOY LAKE RD

EHWY 82

FM 131

FM 131

FM 131

FM 131

FM 131

75

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75

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82

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MARKET OVERVIEW



SUMMARY

SHERMAN FACES A SOLID FUTURE BASED ON ITS LOCATION, SUPERIOR INFRASTRUCTURE AND PROVEN TRACK RECORD OF ATTRACTING MAJOR EMPLOYERS. SHERMAN'S LOCATION DICTATES THAT IT MUST GROW, BEING DIRECTLY IN THE PATH OF THE RAPID NORTHWARD EXPANSION OF THE DALLAS-FORT WORTH METROPLEX. FURTHERMORE, SHERMAN'S INFRASTRUCTURE IS OUTSTANDING. THE TRANSPORTATION SYSTEM IS ANCHORED BY THE CROSS-ROADS OF U.S. HIGHWAY 75 AND U.S. HIGHWAY 82 AND IS BOLSTERED BY THE EXCELLENT AIRPORT FACILITIES AT THE NORTH TEXAS REGIONAL AIRPORT (FORMERLY PERRIN FIELD) AND SHERMAN MUNICIPAL AIRPORT. (<https://www.ci.sherman.tx.us/314/History-of-Sherman>)

TEXAS INSTRUMENTS CHIP MANUFACTURING FACILITY IS UNDERGOING A \$30 BILLION EXPANSION TO CREATE 3,200 JOBS—TEXAS'S LARGEST-EVER ECONOMIC PROJECT. GLOBI-TECH'S \$5 BILLION EXPANSION AND COHERENT CORP (II-VI)'S \$3 BILLION INVESTMENT WILL ALSO AMPLIFY THE AREA'S TECHNOLOGICAL AND EMPLOYMENT FOOTPRINT ADDING ANOTHER 1,500 EMPLOYEES.

SHERMAN ALSO REVEALED THE DEBUT OF A MINOR LEAGUE BASEBALL TEAM CALLED THE SHERMAN SHADOWCATS, WHO ARE SCHEDULED TO PLAY AT VETERANS FIELD AT FAIRVIEW PARK UPON ITS COMPLETION IN MAY 2024. THE PARK WILL FEATURE ADDED SEATING, A FRESH SCOREBOARD, AND A BEER GARDEN.

DEMOGRAPHICS

MILE RADIUS	3 MILE	5 MILE	10 MILE
2024 POPULATION	8,676	36,968	89,941
2029 POPULATION	9,072	38,499	93,473
POP. GROWTH 2024-2029	0.9%	0.8%	0.8%
2024 TOTAL HOUSEHOLDS	3,658	14,772	35,514
MEDIAN HOUSE HOLDS INCOME	\$57,856	\$55,079	\$54,514
2024 TOTAL BUSINESSES	742	2,987	4,725
2024 TOTAL EMPLOYMENT	7,530	25,639	43,423



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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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Buyer/Tenant/Seller/Landlord Initials _____ Date _____