

606.5 AC FOR SALE

BERTHOLF
COMMERCIAL REAL ESTATE

FM-697 & JP CAVE RD | SHERMAN, TX 75090



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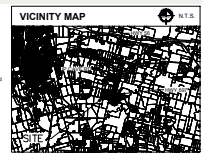
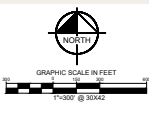
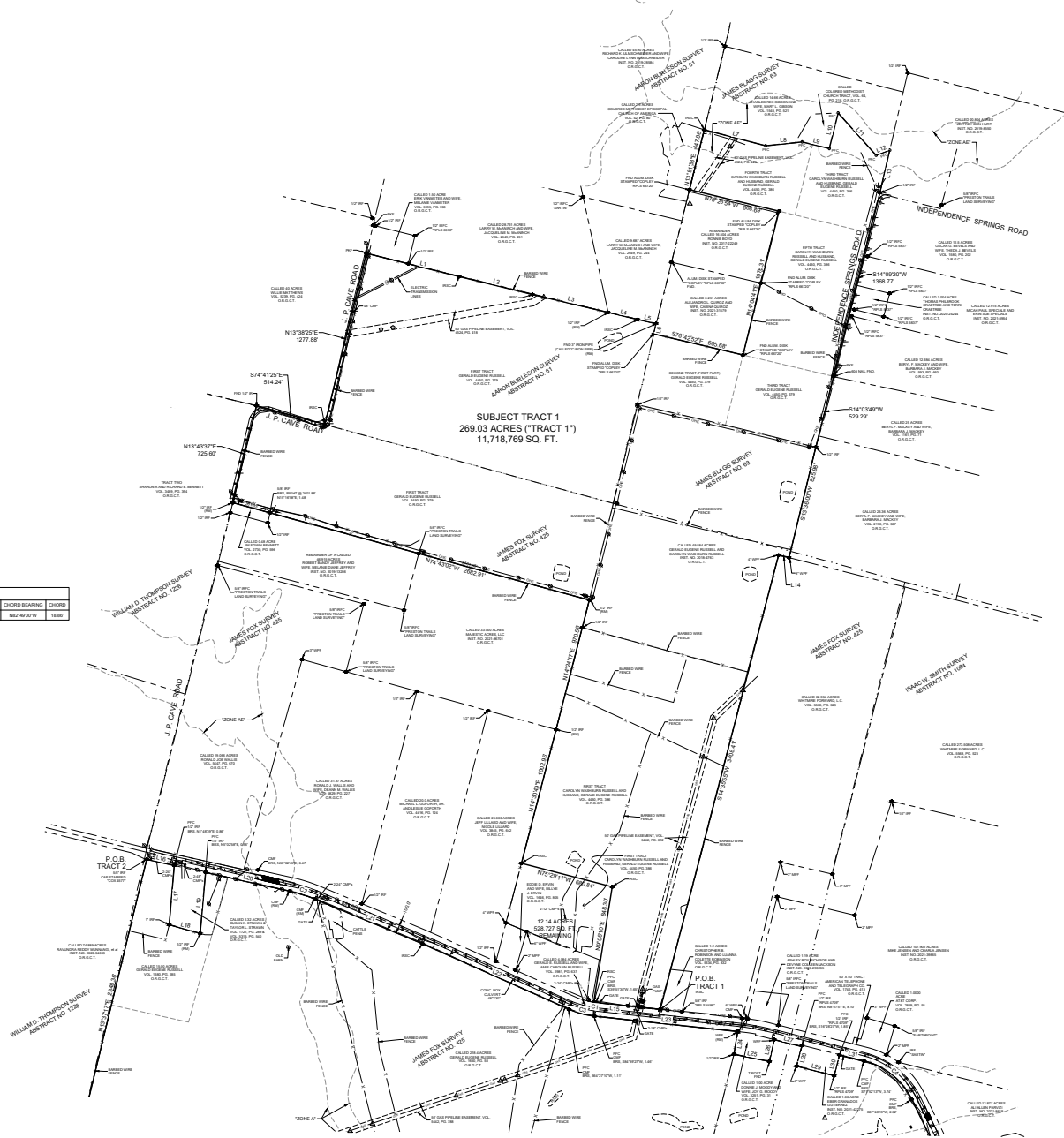
PROPOERTY INFORMATION



- 606.5 Acres
- Approximately 11,000ft of road frontage.
- Borders 3 roads: FM-697, JP Cave Rd and Independence Springs
- Sherman ISD
- 10+ Ponds
- Gentle Topo on most of the site.
- In Agricultural Tax Valuation
- Partially in Sherman's water CCN and partially in Pink Hill water CCN
- Located in Sherman's sewer CCN
- Approximately 2 miles from Sherman 18" Sewer and 24" Water
- Located partially in Sherman ETJ and partially in County
- ~5 mile drive to US-75, US-82 and downtown Sherman



SURVEY - 269.03 AC



NOTES:

There are no buildings observed on the surveyed property.

No visible evidence of current earth moving work, building construction or building additions were observed at the time of survey.

No wetland markings were observed at the time of survey.

There are no known proposed changes in street right-of-way lines.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map No. 48181C0295F, dated 09/29/2010 and FEMA Flood Insurance Rate Map No. 48181C0422F, dated 09/29/2010 for Grayson County, Texas and incorporated areas, this property is located within:

Zone X (hatched) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

Zone A defined as "Special flood hazard areas (SFHA) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)"

Zone AE defined as "Special flood hazard areas (SFHA) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)"

Floodway Zone AE defined as "Special flood hazard areas (SFHA) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

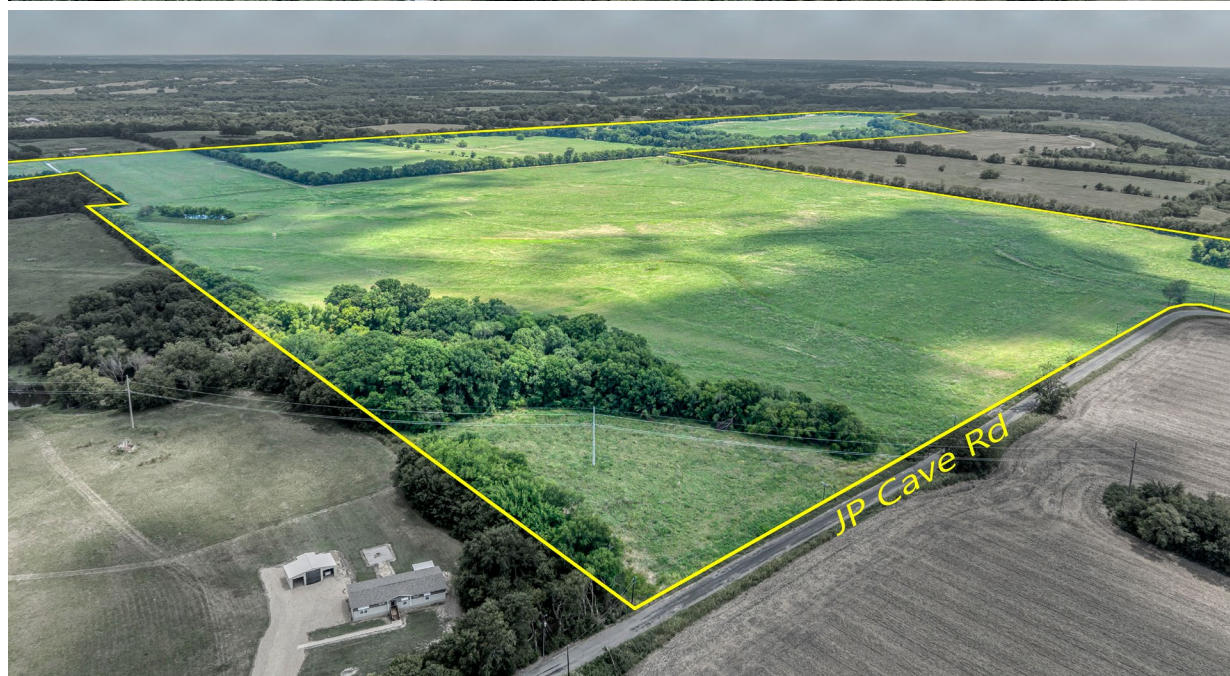
LINE TABLE			CURVE TABLE					
NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L1	S75°36'11"E	504.27'	C1	250.00'	522.50'	18.86'	N67°40'00"W	18.86'
L2	S75°36'11"E	507.57'						
L3	S75°41'25"E	266.74'						
L4	S75°39'12"E	218.89'						
L5	S75°42'42"E	132.29'						
L6	S52°38'51"W	78.42'						
L7	S75°32'11"E	160.99'						
L8	N84°31'11"E	205.99'						
L9	S75°38'54"E	203.99'						
L10	N14°31'44"E	265.99'						
L11	S41°32'11"E	312.42'						
L12	N67°27'42"E	102.79'						
L13	S25°33'35"W	222.24'						
L14	N76°21'15"W	78.42'						
L15	N62°52'59"W	467.07'						

LEGEND	
	Survey Boundary
	Easement
	Right-of-Way
	Other Boundary
	Point of Beginning
	Curve
	Survey Station
	Survey Line
	Survey Point
	Survey Area
	Survey Line
	Survey Point
	Survey Area
	Survey Line
	Survey Point
	Survey Area

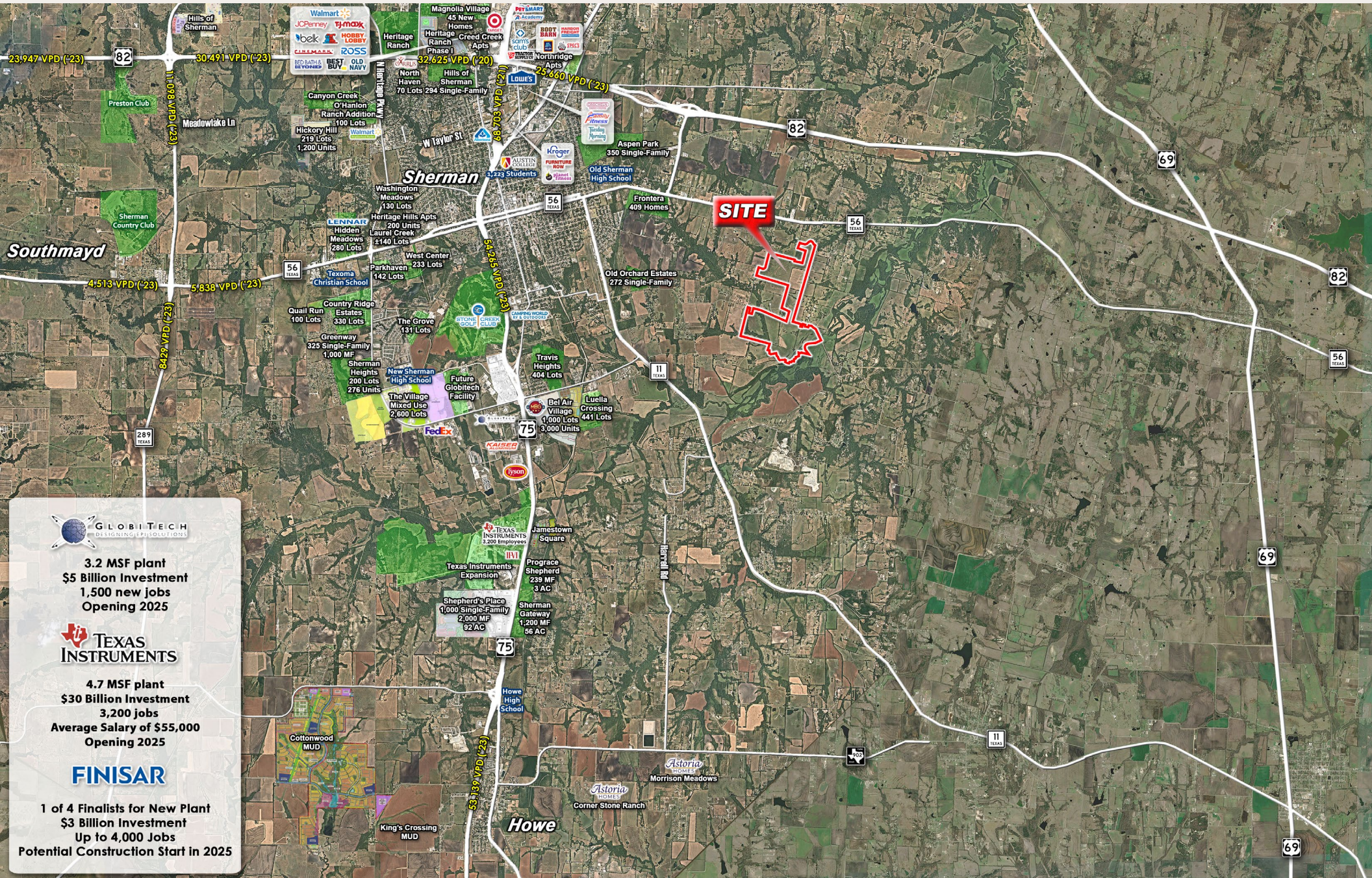
ALTA/NSPS LAND TITLE SURVEY
 269.03 ACRES ("TRACT 1")
 AND
 337.35 ACRES ("TRACT 2")
 JAMES BLAGG SURVEY, ABSTRACT NO. 63
 AARON BURELSON SURVEY, ABSTRACT NO. 61
 JAMES FOX SURVEY, ABSTRACT NO. 425
 ISAAC W. SMITH SURVEY, ABSTRACT NO. 1084
 WILLIAM D. DAVIS SURVEY, ABSTRACT NO. 342
 CITY OF SHERMAN
 GRAYSON COUNTY, TEXAS

Kimley»Horn
 8100 Westway Parkway, Suite 210 | Tel. No. (972) 238-3300
 Frisco, Texas 75034 | Fax No. (972) 335-3779
 FIRM # 1010822
 Survey No. | Date of Survey | Sheet No.
 17-300 | 08/ | 1 of 3

PHOTOS



AERIAL



SITE



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

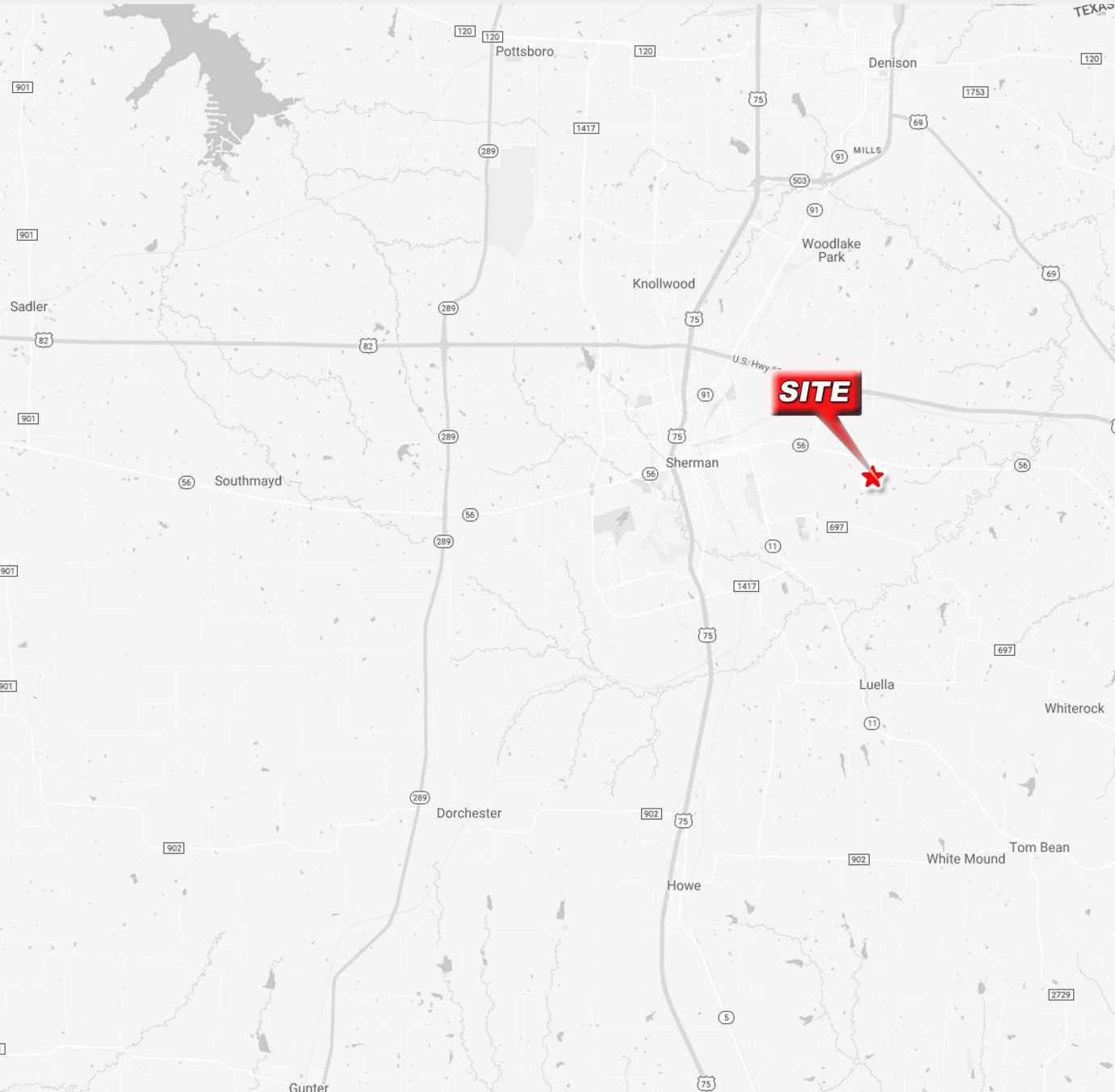


4.7 MSF plant
\$30 Billion Investment
3,200 jobs
Average Salary of \$55,000
Opening 2025



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

DEMOGRAPHICS



POPULATION

319
within 1 mile

3,618
within 3 miles

26,111
within 5 miles



HOUSEHOLDS

124
within 1 mile

1,295
within 3 miles

9,101
within 5 miles



AVG HH INCOME

\$99,339
within 1 mile

\$84,002
within 3 miles

\$80,047
within 5 miles

FOR SALE

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TERRIN BERTHOLF | 903.267.1573

DISCLAIMER

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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.

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 Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9014873 License No.	terrin@bertholfcre.com Email	903.267.1573 Phone
Terrin Bertholf Designated Broker of Firm	649544 License No.	terrin@bertholfcre.com Email	903.267.1573 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 _____