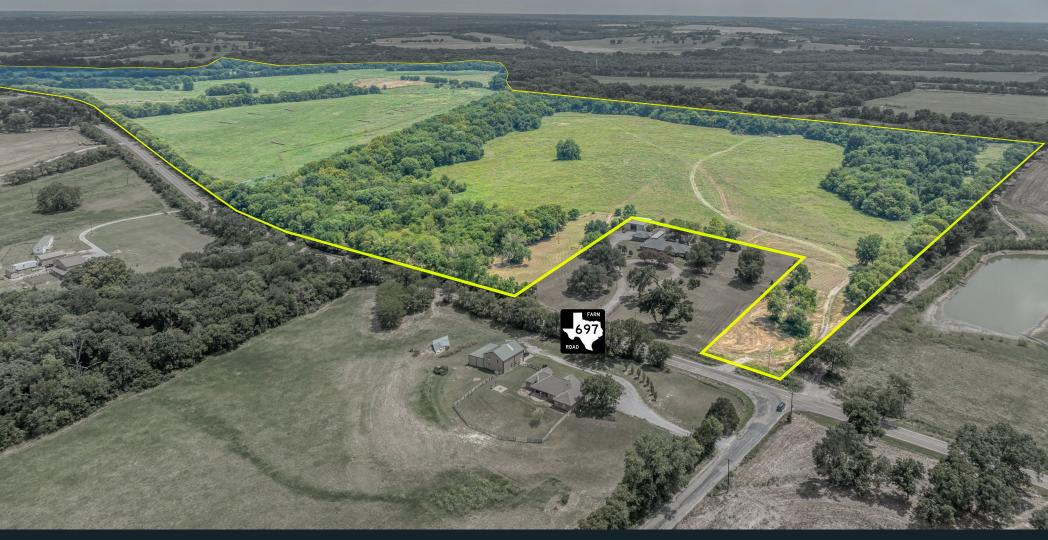
606.5 AC FOR SALE

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





TERRIN BERTHOLF 903.267.1573 | terrin@bertholfcre.com 118 W Chestnut St | Denison, TX 75021

PROPOERTY INFORMATION



903.267.1573 | terrin@bertholfcre.com

COMMERCIAL REAL ESTATE

• 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



WILLIAM D. DAVIS SURVEY, ABSTRACT NO. 342 CITY OF SHERMAN GRAYSON COUNTY, TEXAS **Kimley**»Horn

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COMMERCIAL REAL ESTATE

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SURVEY - 337.35 AC

IG SCHEDULE B EXCEPTION

Pursuant to Commitment for Title Insurance, issued by Fidelity National Title Insurance Company, GF. No. 2201-165H, effective date January 28, 2022, issued February 10, 2022.

All Proof in the second second

ity, Texas. This survey does not provide a determination or ests and all rights incident thereto in the above recorded

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LINE TABLE NO. BEARING 1 LISE N33735227W LIST N601551467W 7 99 54515177W 14 00 5771461497W 54 31 N65143577W 94 LINE TABLE

 101
 N65°45'57'W
 96.59

 102
 569°39'17'W
 61.85

 103
 555°47'49'W
 155.60

 L103
 559'47'49'W
 155.0

 L104
 543'49'09'W
 74.4

 L105
 N89'35'12'W
 47.4

 L106
 N30'05'19'W
 56.50

 L107
 N29'53'30'E
 138.9

 L108
 N67'26'11'W
 54.35

 100
 N07*2011*W
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 109
 N12*4232*E
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 110
 N11*47*41*W
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 111
 N52*34*24*W
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 112
 367*39*41*W
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13 N40131141W 173.81 14 N00130121E 66.20 15 N44147121E 38.84

 L117
 N58*4854*W
 25.28*

 L516
 66*707122W
 39.53*

 L119
 368*51704*W
 41.89*

 L120
 N87*5923*W
 81.51*

 L121
 N87*5923*W
 150.69*

 L122
 S18*1873*W
 96.17*

 L123
 N87*2005*W
 120.69*

 L124
 A07*36*22*W
 28.21*

 L125
 687*20105*W
 72.18*

LENGTH 54.82' 60.34'

CURVE TABLE

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CALLED 74.505 AORE RAVOADRA RECOV MONINA INC. NO. 2020-24020

THOMPSON SUR

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 N025050W
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 N025050W
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 L10
 N027157W
 45.27

 L20
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 L45
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 L46
 N02757W
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LINE TYPE LEGEND

BERTHOI

GAS UN OR PIPELINE

LINE TABLE

LINE TABLE

BEARNG 577'2857'E

874'15'33'E 233.58' N05'02'55'E 444.47' 877'29'59'E 624.59' 587'25'59'E 845.35' 586'55'59'E 1165.85'

\$83'50'59'E 1043.22
 L23
 583*0059%
 1043.22*

 L24
 500*2672*W
 966.33*

 L25
 674*31*19%
 262.37*

 L26
 162*37*50*9%
 926.37*

 L27
 575*95*97
 265.57*

 L28
 514*275*19*
 265.57*

 L29
 515*48*19*
 280.88*

 L20
 514*275*19*
 526.57*

 L30
 14*11*19*
 157.19*

 L34
 545*95*
 382.57*

L35 884'01'04'W 305.89

N89'4121'W 205.26'
 Life
 NB9'4121'W
 265.21

 Lifz
 580'00'44'W
 280.78

 Life
 S51'124'17'W
 110.54

 Life
 S05'34'27'W
 280.37

 Life
 S05'35'20'E
 101.35

 Life
 S05'55'17'E
 198.42

539/58171E 199.83 539/58171E 110.07 N74133331W 642.51

LEGEND

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Page 652 of the Official opinion concerning the document. Only the min properly desurates in two extensions provide a determination or netrests and all rights incident thereto in the above recorded

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10w. The surveyed property is no Page 44 of the Official Records opinion concerning the mineral star unty, Texas. This survey does not provide a determinati erests and all rights incident thereto in the above reo

10x. The surveyed property is not a portion of the property descholed in the document recorded in volume Page 506 of the Official Records of Grayson, County, Texas. This survey does not provide a determina opinion concerning the mineral estables and interests and all rights incident threndo in the above re-

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10z. The surveyed property is not a portion of the property described in the document recorded in Volume Page 644 of the Official Records of Grayson, County, Texas. This survey does not provide a determina corrison concerning the minireal estates and infrests and all rights incident thereio in the above re

It a portion of the property described in the document recorded in Voli of Grayson, County, Texas. This survey does not provide a determ estates and interests and all rights incident thirrito in the above to be the outline to the countraint execution of the document of the the o

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Page 258 of the C

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10gg. Page The surveyed proper 10hh. The surveyed property Page 187 of the Official Rec opinion concerning the min document. Only the mineral t provide a determination o reto in the above recorder

prise Texas Pipeline LLC Easement and Right of Way recorded in Volum

Texas Pipeline LLC Easement and Right of Way recorded in Volume 4524, Page 429, your County, Texas does affect Tract 1 and is shown bereon.

concerning the mineral estates and all rights incident the t. Only the mineral estate's location relative to the surveyed property was eto in the

e surveyed property is a portion of the property described in the document recorded in Volum and Volume \$189, Page 152 of the Official Records of Grayson, County, Texas. This survey in determination or ophicin concerning the mineral estables and interests and all rights incident th a monoted document. Dock the mineral estable broding nations and surveyed remo-

10oo. The surveyed property is a portion of the property described in the doc Page 887 of the Official Records of Grayson, County, Texas. This survey do and all rights incident th Only th

10pp. The Easement, Right of Way, and Access Corridor Agreement rec Official Records of Grayson County, Texas does affect the surveyed property

sertly is a portion of the property described in the document recorded in Records of Grayson, County, Texas. This survey does not provide a do mineral estates and interests and all rights incident thereto in the all end estate's location relative to the surveyed property was doctmined by 10qq. The survey Page 318 of the G document. Only th (Affects Tract 1)

and Right of Way Agreement recorded in Volume 5442, Page 812, Official R as does affect the surveyed property and is shown hereon. (Affects Tract 1)

VICINITY MAR A NTS

There are no buildings observed on the surveyed property

NOTES:

No visible evidence of ourrent 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 liner

FLOOD STATEMENT:

According to Federal Emergency Management Agency's (FEMA) Flood insurance Rate Map No. 48181C02 dated 09/29/2010 and FEMA Flood Insurance Rate Map No. 48181C0425F, dated 09/29/2010 for Grag County, Texas and incorporated areas, this property is loaded within:

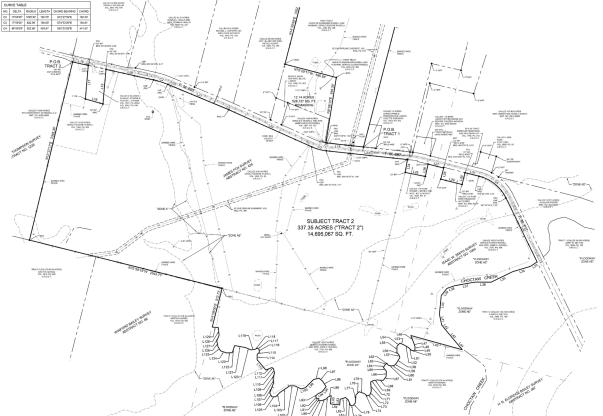
Zone X (unshaded) defined as "Amas determined to be outside the 0.2% annual chance flo

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

Zone AE defined as "Special flood hazard a

Floodway Zone AE defined as "Special flood hazard areas (SFHAs) subject to

If this site is not within an identified special flood hazard area, this flood statement does not imply that th damage. On rare occas ns, greater This flood cour and flood heights may be incr ate liability on the part of the surveyo



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Scale Drawn by Checked by 1" = 300' MS MM

ALTA/NSPS LAND TITLE SURVEY 269.03 ACRES ("TRACT 1") AND 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

Date

Tel. No. (972) 335-3 Fax No. (972) 335-3

Project No. Sheet No.

PHOTOS

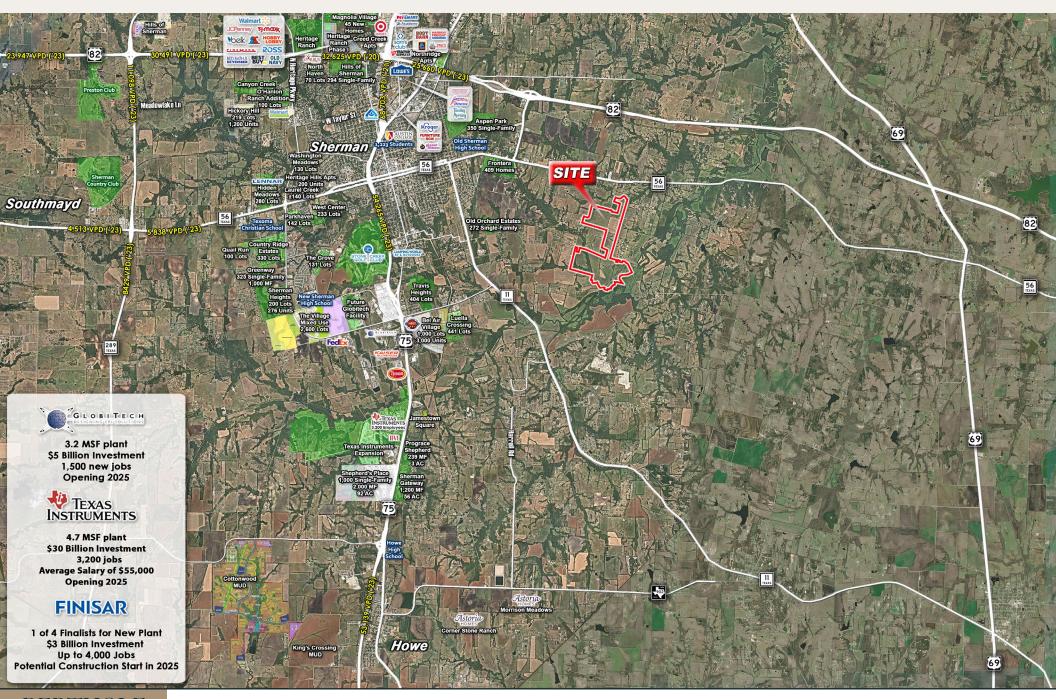




TERRIN BERTHOLF 903.267.1573 | terrin@bertholfcre.com 606.5 AC FOR SALE FM-697 & JP CAVE RD | SHERMAN, TX 75090 AERIAL

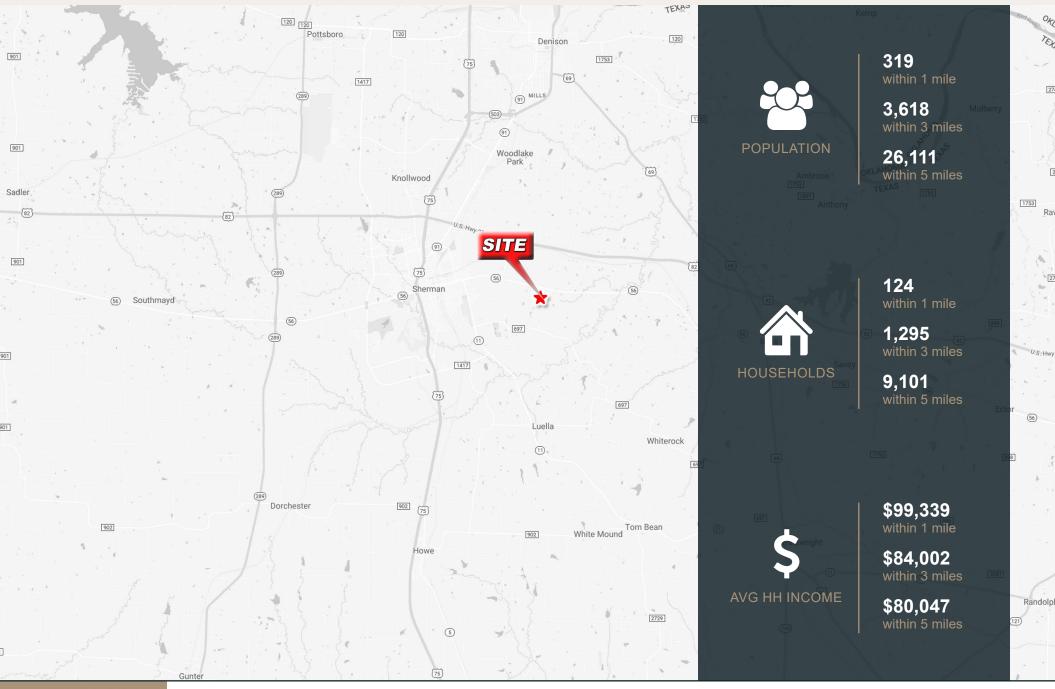
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COMMERCIAL REAL ESTATE



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DEMOGRAPHICS



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BE

606.5 AC FOR SALE FM-697 & JP CAVE RD | SHERMAN, TX 75090



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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 i structs 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Terrin Bertholf	649544	terrin@bertholfcre.com	903.267.1573
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/Lan	Buyer/Tenant/Seller/Landlord Initials Date		

Regulated by the Texas Real Estate Commission