

MAIN STREET

MVP REALTY

VENTURE PARTNERS



**211 E CANYON GROVE RD
SHERMAN, TX 75092**



RANGE

REALTY ADVISORS

CHRIS YOUNG 214.416.8216 cyoung@rangerealtyadvisors.com
 DANIEL BATEY 214.416.8217 dbatey@rangerealtyadvisors.com
 CHRIS SANDERS 512.810.0060 chrisjsanders59@gmail.com

PROPERTY OVERVIEW



LOCATION

211 E Canyon Grove Rd
Sherman, TX 75092



ACREAGE

Tract A: Gross: ±8.15 Net: ±3.29
Tract B: Gross: ± 3.12 Net: ±1.49
Tract C: Gross: ± 7.29 Net: ±2.74



ZONING

C-1 / R-6
(Opportunity Zone)



PROPOSED USE

Regional Commercial



UTILITIES

Water: To Site
Sewer: On Site



ISD

Sherman ISD



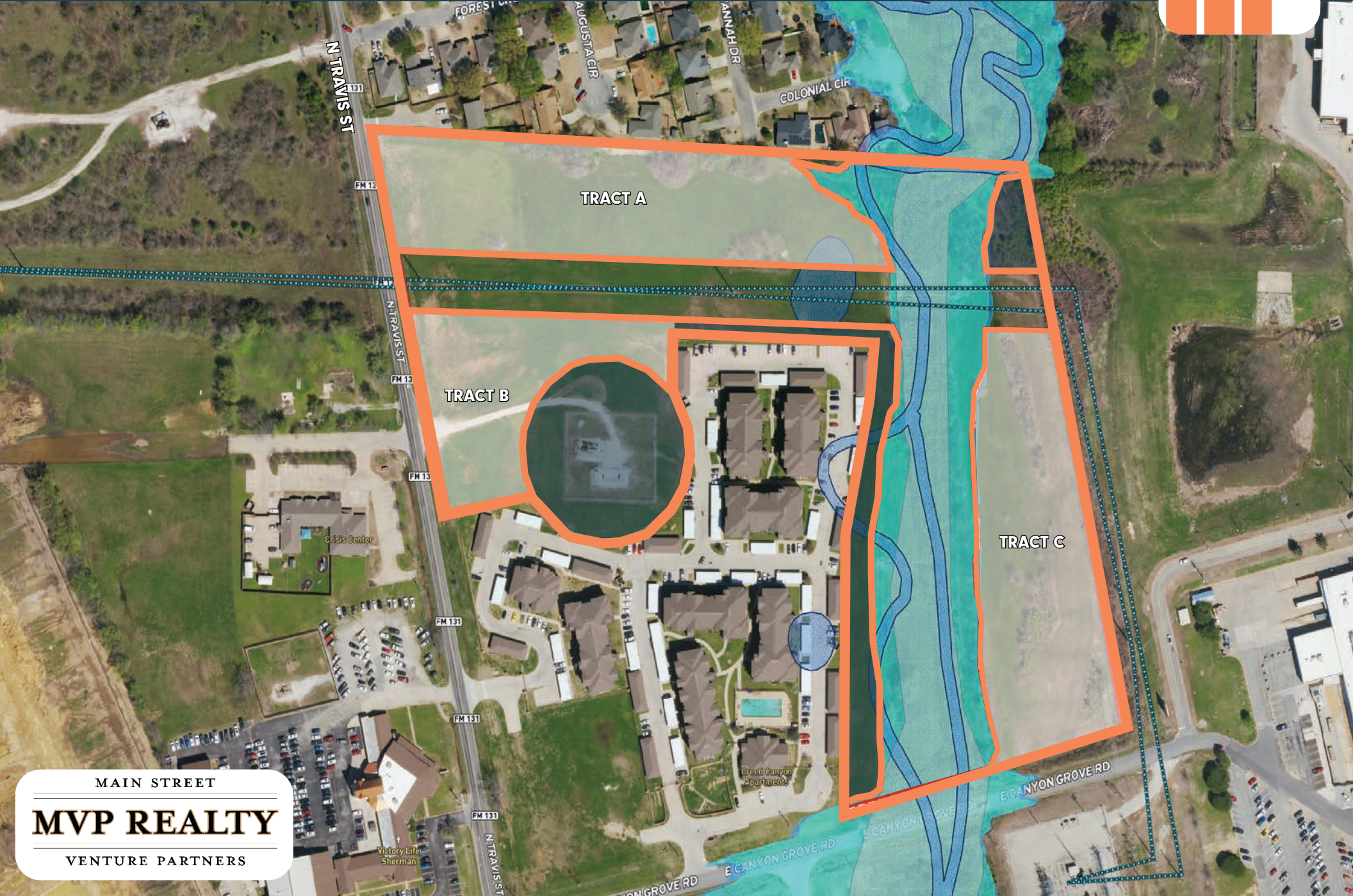
VPD

Travis Street: ±7,014

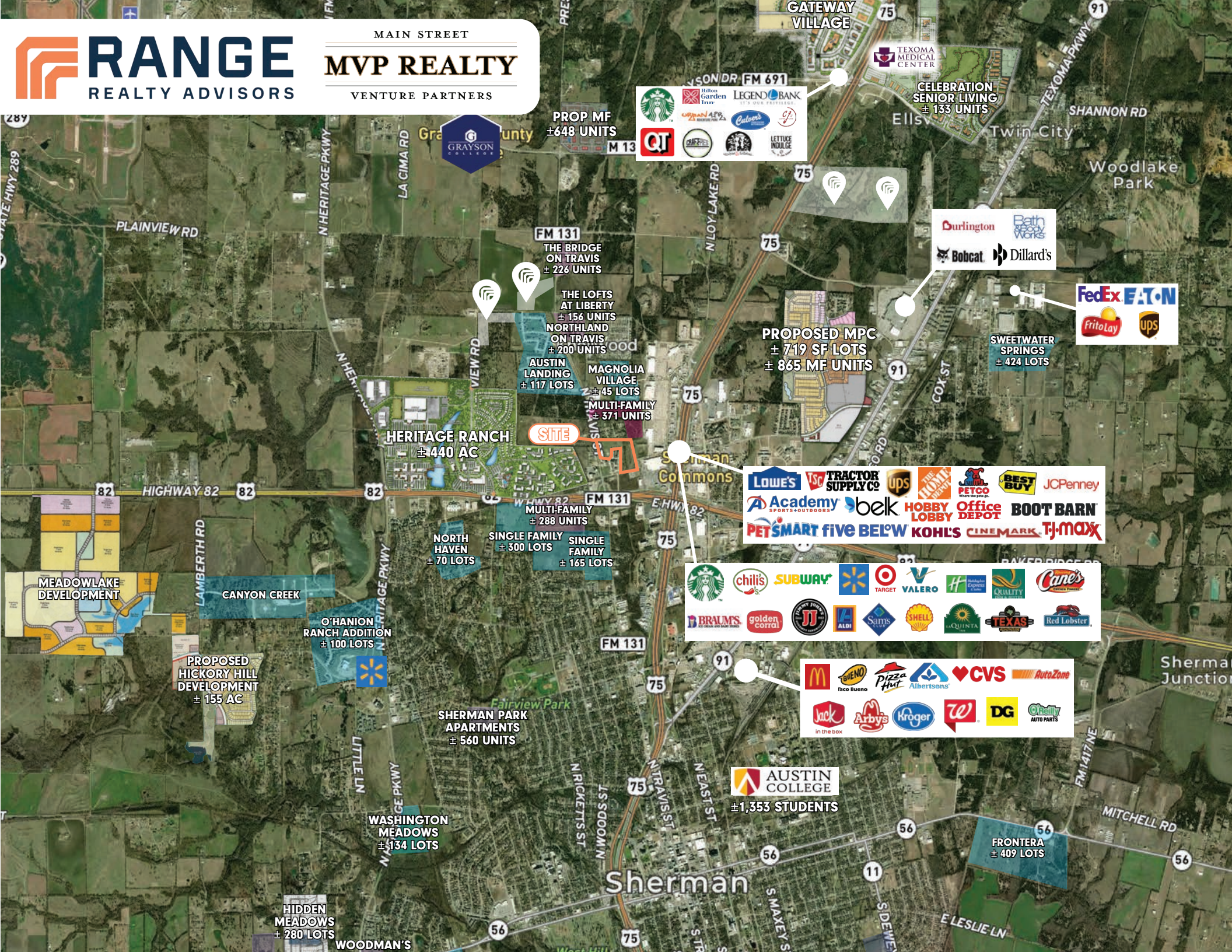


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SITE PLAN



MAIN STREET
MVP REALTY
VENTURE PARTNERS



PROP MF
±648 UNITS

SONDR FM 691

CELEBRATION SENIOR LIVING
± 133 UNITS

FM 131
THE BRIDGE ON TRAVIS
± 226 UNITS

THE LOFTS AT LIBERTY
± 156 UNITS

NORHLAND ON TRAVIS
± 200 UNITS

AUSTIN LANDING
± 117 LOTS

MAGNOLIA VILLAGE
± 45 LOTS

MULTI-FAMILY
± 371 UNITS

PROPOSED MPC
± 719 SF LOTS
± 865 MF UNITS

SWEETWATER SPRINGS
± 424 LOTS

HERITAGE RANCH
± 440 AC

SITE

FM 131
MULTI-FAMILY
± 288 UNITS

NORTH HAVEN
± 70 LOTS

SINGLE FAMILY
± 300 LOTS

SINGLE FAMILY
± 165 LOTS

AUSTIN COLLEGE
±1,353 STUDENTS

SHERMAN PARK APARTMENTS
± 560 UNITS

WASHINGTON MEADOWS
± 134 LOTS

FRONTERA
± 409 LOTS

HIDDEN MEADOWS
± 280 LOTS

WOODMAN'S

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
2023 POPULATION	28,988	51,981	90,071
2028 POPULATION	30,123	54,200	93,515
POP. GROWTH 2023-2028	0.8%	0.9%	0.8%
2023 TOTAL HOUSEHOLDS	11,478	20,303	35,757
MEDIAN HOUSE HOLDS INCOME	\$50,404	\$52,624	\$54,757
2023 TOTAL BUSINESSES	2,414	3,059	4,873
2023 TOTAL EMPLOYMENT	19,984	26,269	43,172



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**RANGE REALTY ADVISORS
4633 N CENTRAL EXPY, SUITE 250
DALLAS, TX 75205**

214-416-8222 | [RANGEREALTYADVISORS.COM](https://www.rangerealtyadvisors.com)



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.

Range Realty Advisors, LLC	9008180	info@rangerealtyadvisors.com	214-416-8222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dillon Cook	650315	dcook@rangerealtyadvisors.com	214-416-8223
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Daniel Batey	730487	dbatey@rangerealtyadvisors.com	214-416-8217
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____