

**± 10.5 ACRES**  
**KWLT ASSETS LLC**

**NWC SKAGGS RD & US HWY 82**  
**-CITY OF SHERMAN-**





ASCO EQUIPMENT

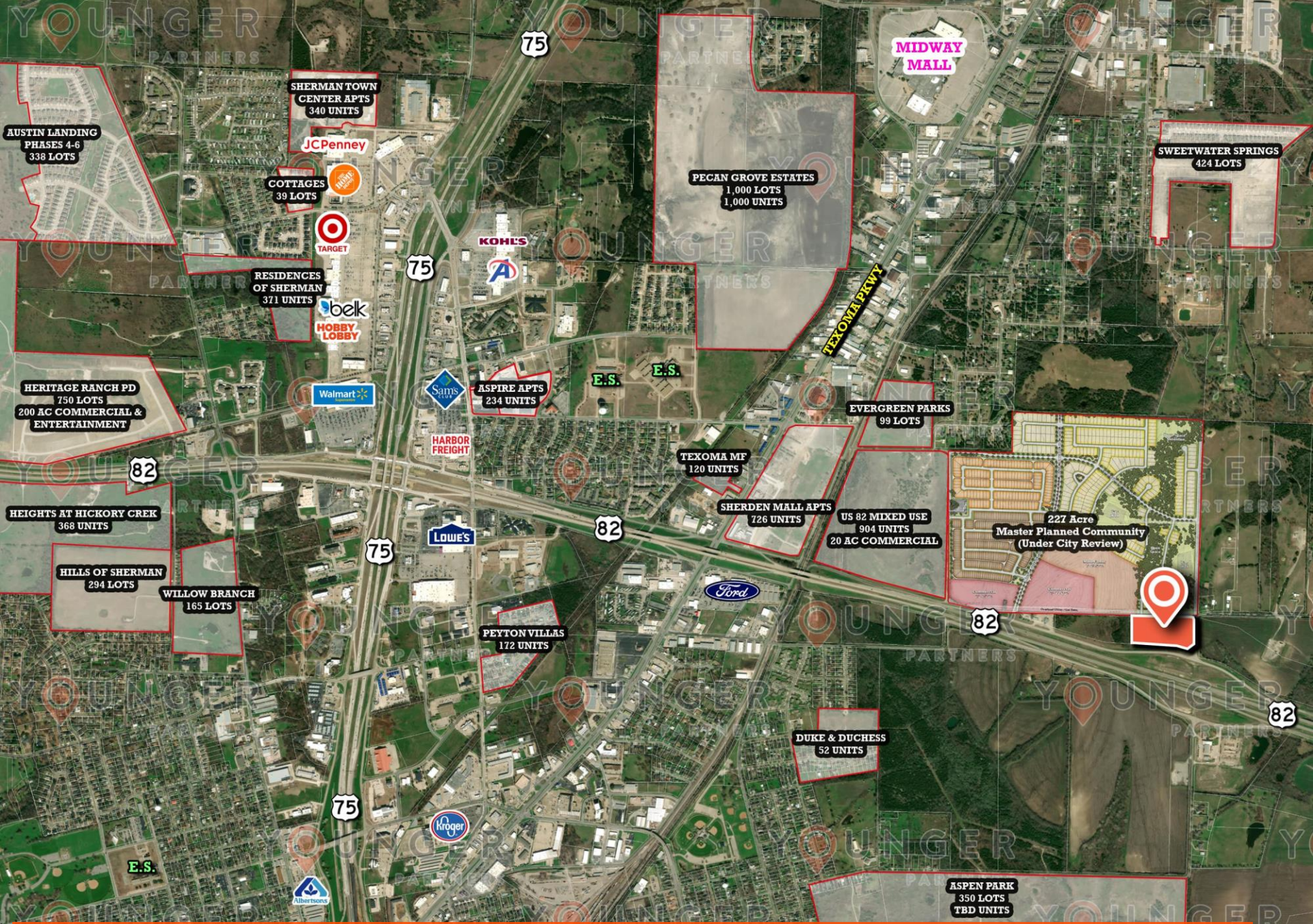
SKAGGS RD

US HWY 82

SKAGGS RD

± 10.5 AC

BAKER RIDGE RD



AUSTIN LANDING  
PHASES 4-6  
338 LOTS

SHERMAN TOWN  
CENTER APTS  
340 UNITS

JCPenney

COTTAGES  
39 LOTS

TARGET

RESIDENCES  
OF SHERMAN  
371 UNITS

beek  
HOBBY LOBBY

Walmart

Sams  
CLUB

ASPIRE APTS  
234 UNITS

HARBOR  
FREIGHT

LOWE'S

PEYTON VILLAS  
172 UNITS

Kroger

Albersons

75

75

75

75

82

82

82

82

MIDWAY  
MALL

PECAN GROVE ESTATES  
1,000 LOTS  
1,000 UNITS

SWEETWATER SPRINGS  
424 LOTS

TEXOMA PKWY

EVERGREEN PARKS  
99 LOTS

TEXOMA MF  
120 UNITS

SHERDEN MALL APTS  
726 UNITS

US 82 MIXED USE  
904 UNITS  
20 AC COMMERCIAL

227 Acre  
Master Planned Community  
(Under City Review)

DUKE & DUCHESS  
52 UNITS

ASPEN PARK  
350 LOTS  
TBD UNITS

# Property Information

KWLT Assets LLC | ± 10.5 AC

## LOCATION

- Sherman City Limits
- Grayson County, TX 75090
- Property ID: 118489
- NWC US HWY 82 & SKAGGS RD

## INITIAL OFFERING

- 10.586 ACRES | 461,147 SQFT
- Call broker for pricing & availability

## PROPERTY INFORMATION

- **Current Zoning:** C-1 | Commercial
- **Frontage to US HWY 82:** ± 962 FT
- **Frontage to SKAGGS RD:** ± 492 FT
- **Frontage to BAKER RIDGE RD:** ± 963 FT
- **Traffic Ct, US 82 (Westbound):** ± 9,060 VPD
- **Traffic Ct, US 82 (Eastbound):** ± 9,478 VPD
- **School District:** Sherman ISD
- **City Utilities:**

## APPROXIMATE DISTANCE FROM



± 7.2 MILES

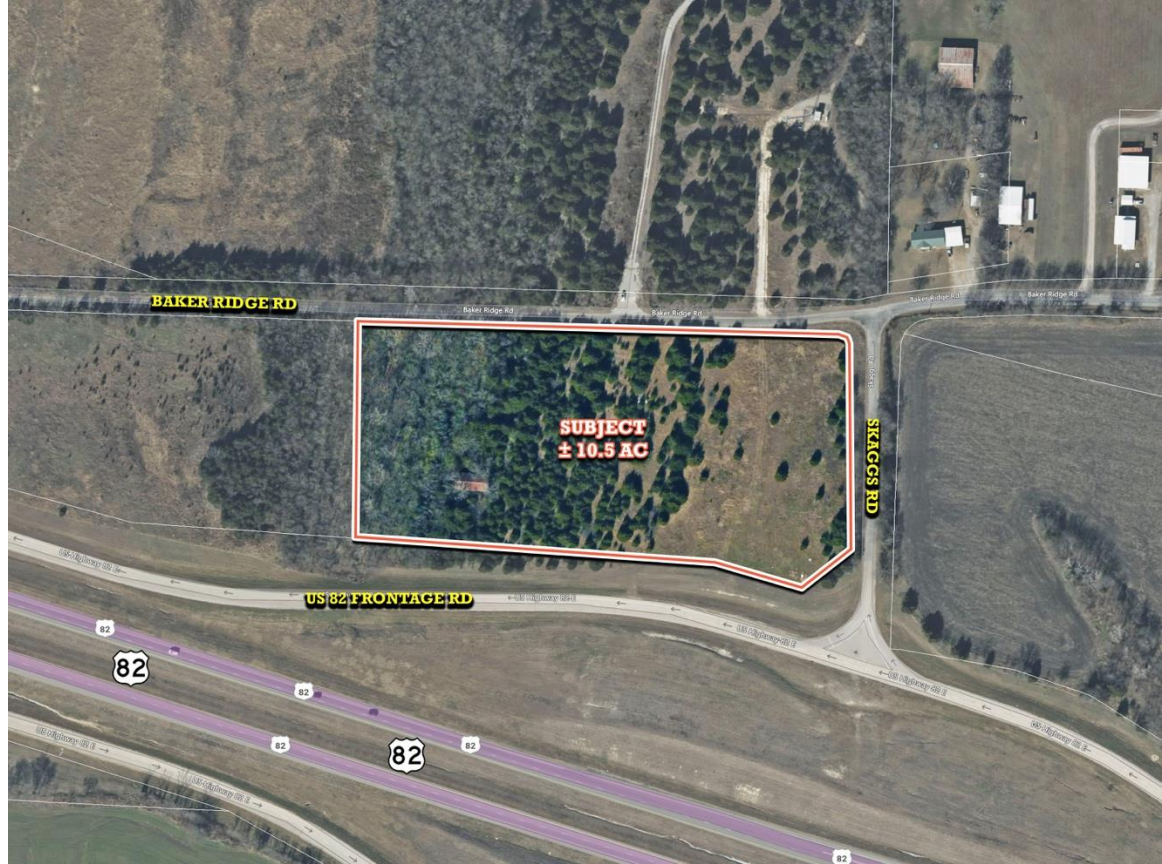


± 11.5 MILES



HIGH SCHOOL

± 12.9 MILES



| 2024 DEMOGRAPHICS (REGIS)  | 3 MILE   | 5 MILE   | 10 MILE  | 15 MILE  |
|----------------------------|----------|----------|----------|----------|
| Total Estimated Population | 22,436   | 49,434   | 94,534   | 119,407  |
| Estimated Households       | 7,987    | 18,990   | 36,954   | 46,859   |
| Average Household Income   | \$85,806 | \$91,601 | \$95,166 | \$98,005 |



**BAKER RIDGE RD**

Baker Ridge Rd

Baker Ridge Rd

Baker Ridge Rd

Baker Ridge Rd



**SUBJECT  
± 10.5 AC**

**SKAGGS RD**

**US 82 FRONTAGE RD**

US Highway 82 E

US Highway 82 E

US Highway 82 E

US Highway 82 E

82



82



82

**Metes and Bounds Description: (10.586 Acres)**

Being a tract of land, situated in the Samuel M. McGlothlin Survey, Abstract No. 811, in Grayson County, Texas, and being all of that called 10,850 acre tract of land, described by deed to Pathway Church of God, as recorded in Volume 2856, Page 305, of the Deed Records, Grayson County, Texas (D.R.G.C.T.), and being more particularly described, as follows:

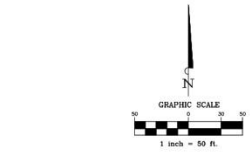
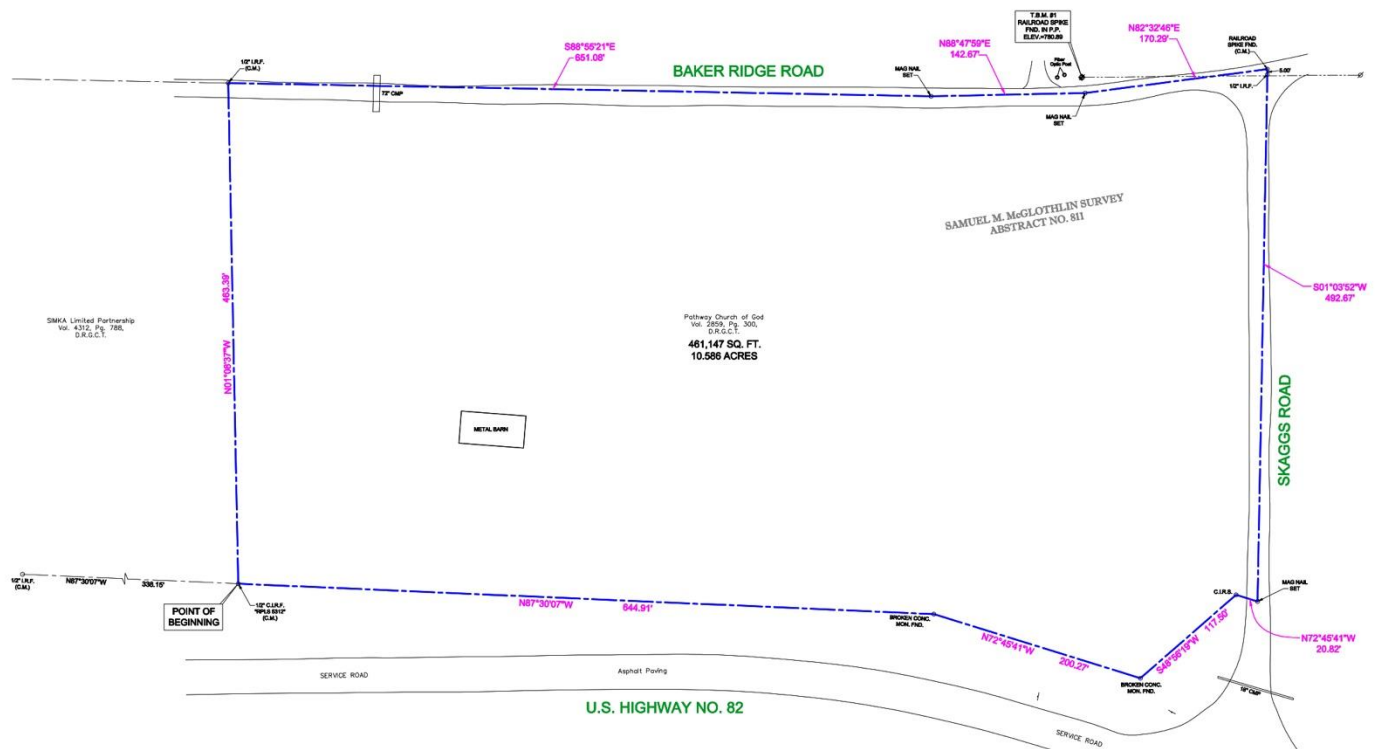
**BEGINNING** at a 1/2" iron rod with a plastic cap stamped "RPLS 5312" found for the southwesterly corner of said 10,850 acre tract, some being the southwesterly corner of a tract of land described by deed to Simka Limited Partnership, as recorded in Volume 2312, Page 728, D.R.G.C.T., said corner also being in the northerly monumented line of U.S. Highway No. 82;

**THENCE** North 02°06'37" West, along the common line between said Simka tract and 10,850 acre tract, a distance of 453.39' to a 1/2" iron rod found in Baker Ridge Road, said corner being the northeasterly corner of said Simka tract and the northeasterly corner of said 10,850 acre tract;

**THENCE** along said Baker Ridge Road, the following three (3) courses and distances:  
 South 88°50'21" East, a distance of 651.00' to a mag nail set for an angle point;  
 North 88°47'59" East, a distance of 142.67' to a mag nail set for an angle point;  
 North 82°32'46" East, a distance of 170.29' to a railroad spike found for the northeasterly corner of said 10,850 acre tract, some being near the intersection of Baker Ridge Road and Skaggs Road;

**THENCE** South 01°15'52" West, along the easterly line of said 10,850 acre tract, some being along Skaggs Road, a distance of 492.57' to a mag nail set for corner in the northwesterly monumented line of U.S. Highway No. 82;

**THENCE** along said northwesterly monumented line of U.S. Highway No. 82, the following four (4) courses and distances:  
 North 72°45'41" West, a distance of 20.82' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5688" set for corner;  
 South 48°46'19" West, a distance of 117.50' to a point for corner near a broken concrete monument found;  
 North 72°45'41" West, a distance of 200.27' to a point for corner near a broken concrete monument found;  
 North 87°30'37" West, a distance of 844.91' to the POINT OF BEGINNING and containing 461,147 square feet or 10.586 acres of land, more or less.



**General Notes:**

- According to the Flood Insurance Rate Map of Grayson County, Texas, Map No. 4810100290F, Map Revised September 29, 2010, the herein described property is located in Zone "X", described by said map to be, "Areas determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that the property and/or the structure 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 in any way.
- The surveyor has relied on the Title Commitment provided by the Title Company listed herein with regard to any easements, restrictions, or rights-of-way affecting the herein described property. No additional research regarding said easements, restrictions, or rights-of-way has been performed by the surveyor.
- Bearings, coordinates (surface) and elevations are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD83, as rectified to the City of Sherman GPS Monument No(s), 1-102 and 1-104. Surface to grid conversion factor is 0.99892553, at base point 0.0.

**Surveyor's Certification:**  
 I, Michael B. Arthur, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plot herein represents an actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge. There were no visible conflicts found during the time of this survey, except as shown.

**ABBREVIATIONS**

|            |   |
|------------|---|
| I.R.F.     | = Iron Rod Found  |
| (C.M.)     | = Controlling Monument  |
| C.I.R.F.   | = Capped Iron Rod Found   |
| C.I.R.S.   | = 1/2" iron rod with yellow plastic cap stamped "RPLS 5688" set |
| M.R.G.C.T. | = Map Records, Grayson County, Texas                            |
| D.R.G.C.T. | = Deed Records, Grayson County, Texas                           |

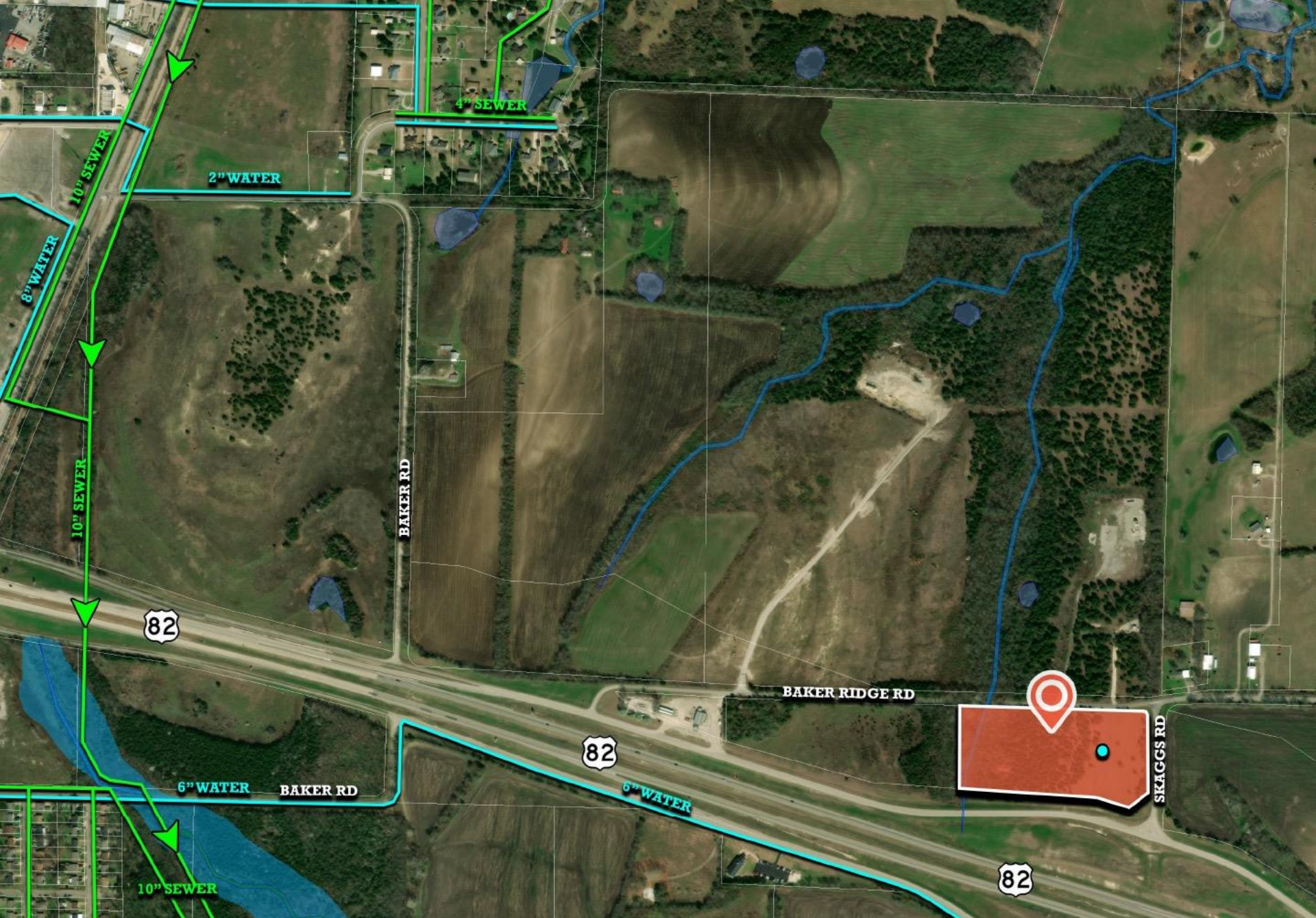
**SYMBOLS LEGEND**

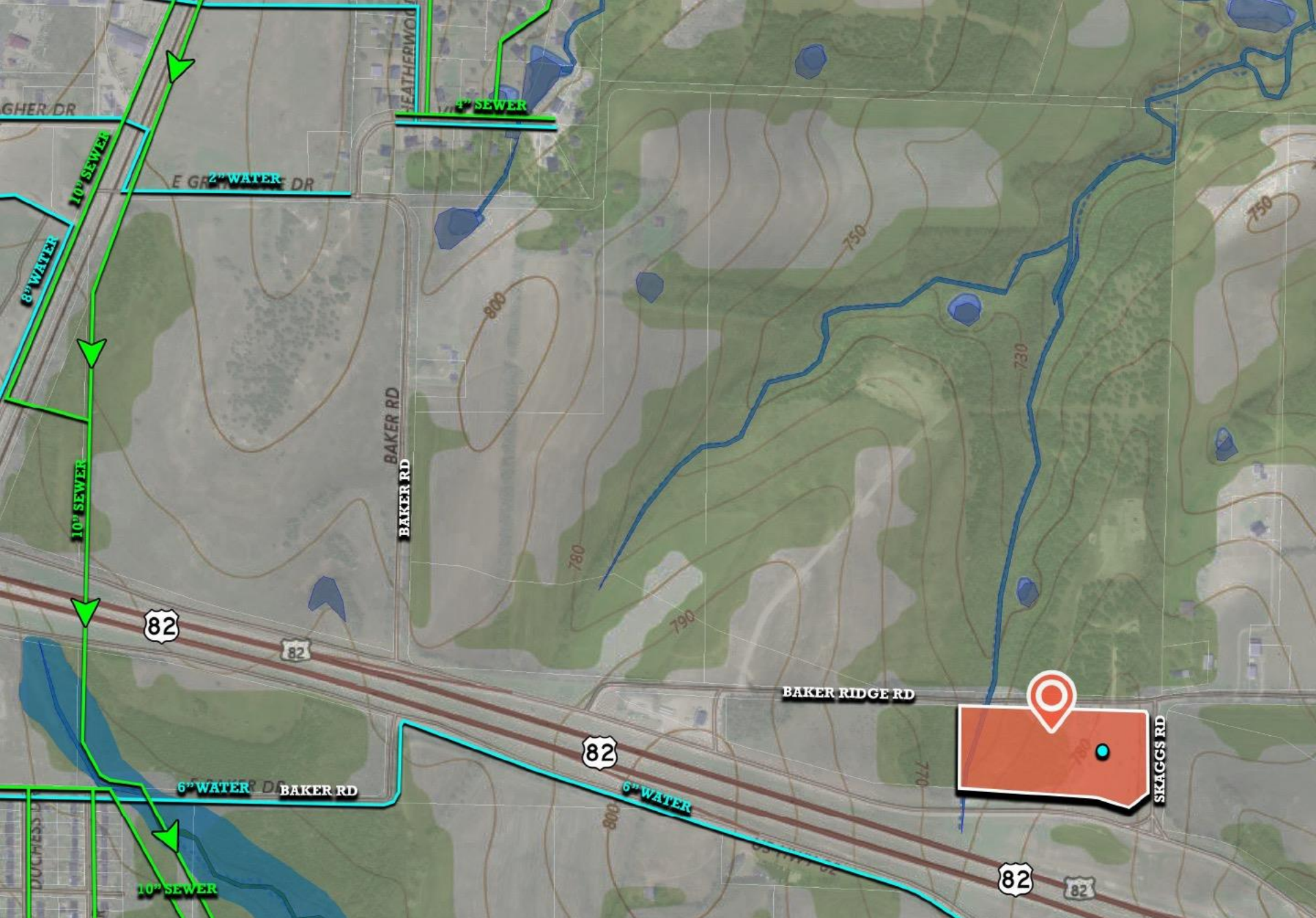
|   |                  |   |       |                          |
|---|------------------|---|-------|--------------------------|
| — | Wire Fence       | — | 4" WV | Water Valve              |
| — | Wood Fence       | — | WM    | Water Meter              |
| — | Chain Link Fence | — | —     | Fire Hydrant             |
| — | Concrete         | — | —     | Irrigation Control Valve |
| — | Asphalt          | — | —     | Sanitary Sewer Cleanout  |
| — | Light Standard   | — | —     | Sanitary Sewer Manhole   |
| — | Dup Wire/Anchor  | — | —     | Storm Drain Manhole      |
| — | Utility Pole     | — | —     | Gas Meter                |
| — | Overhead Wire    | — | —     | Oil Valve                |

**BOUNDARY SURVEY**  
 10.586 ACRES  
 SAMUEL M. MCGLOTHLIN SURVEY, ABSTRACT NO. 811  
 GRAYSON COUNTY, TEXAS

**North Texas Surveying, L.L.C.**  
 Registered Professional Land Surveyors  
 1010 West University  
 McKinney, TX 75069  
 Ph. (469) 424-2074 Fax: (469) 424-1997  
 www.northtexasurveying.com  
 Firm Registration No: 10074200

DATE: 06/05/2020 SCALE: 1" = 50' DRAWN BY: C.S.H. CHKD. BY: M.B.A. JOB NO.: 2020-0078









# Market Overview – Sherman, Texas

PRIME DEVELOPMENT OR INVESTMENT OPPORTUNITY LOCATED IN A RAPIDLY EXPANDING NTX MARKET

- Texas Instruments investing \$30 Billion into new Semiconductor plant
- Sherman Experiences roughly 80,000 VPD on their Major Highways
- Business Insider names Sherman as the 4<sup>th</sup> most desirable town to live in Texas.
- The city of Sherman is pro-business & pro-development
- Texoma Medical Center has more than 3,000 employees

LAKE TEXOMA



|            |                  |                        |                           |
|------------|------------------|------------------------|---------------------------|
| <b>35</b>  | <b>45K</b>       | <b>40</b>              | <b>2M+</b>                |
| MEDIAN AGE | POPULATION (ETJ) | MILES TO DFW METROPLEX | LABOR FORCE WITHIN 1 HOUR |



**TYLER HEMENWAY**

972.971.3343

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**DAVIS WILLOUGHBY**

214.238.8002

davis.willoughby@youngerpartners.com

Younger Partners Dallas, LLC



### 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.

|  |             |                                   |              |
|--|-------------|-----------------------------------|--------------|
| Younger Partners, Dallas, LLC                                      | 9001486     |                                   | 214-294-4400 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email                             | Phone        |
| Moody Younger  | 420370      | moody.younger@youngerpartners.com | 214-294-4412 |
| 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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)