



## 96 | 40' FULLY ENGINEERED SINGLE FAMILY PAPER LOTS

19.95+/- Acres | 2615 E Graystone Drive | Sherman, Texas

JORDAN CORTEZ  
Managing Principal  
214-556-1951  
Jordan.Cortez@VanguardREA.com

JUSTIN TIDWELL  
Managing Director  
214-556-1955  
Justin.Tidwell@VanguardREA.com

MASON JOHN  
Managing Director  
214-556-1953  
Mason.John@VanguardREA.com

HALEY BIRMINGHAM  
Director  
214-556-1956  
Haley@VanguardREA.com

WILL DROESE  
Director  
214-556-1952  
Will@VanguardREA.com

REID PIERCE  
Director  
214-556-1954  
Reid@VanguardREA.com

TIM MARRON  
Senior Associate  
214-556-2381  
Tim@VanguardREA.com

ALEX JOHNSON  
Associate  
214-556-1948  
Alex@VanguardREA.com

## 96 SINGLE FAMILY LOTS SHERMAN, TEXAS

**Vanguard Real Estate Advisors (“VREA”)** has been exclusively retained by Ownership to present qualified builders and developers with the opportunity to purchase 96+/- single-family fully engineered paper lots (19.95 +/- acres) located at 2615 Graystone Drive in Sherman, TX (“the Site”). The Site falls under zoning code R-4 for 40’ lots. Centrally located within the Sherman-Denison MSA less than 1.5 miles east of US Highway 75, less than a 10-minute drive to downtown Sherman, and less than 8 miles to the new GlobiTech and Texas Instruments facilities. This represents a great opportunity to acquire a fully engineered single family lot opportunity at an attractive price of only **\$18,500 per paper lot**.

*A 2.25% Co-Broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity. If seeking a Co-Broker Fee, the third-party broker must be identified upon initial conversation with listing broker.*

### INVESTMENT OVERVIEW <sup>(1)</sup>

Property	19.95+/- Acres
Location	2615 Graystone Drive, Sherman, TX
Access	Via Graystone Drive and Village Drive
Utilities	Water: 8” line along north boundary Sewer: 12” line along west boundary
Zoning	R-4 (Single Family Patio District); 40’ FF
Appraisal District Property ID’s	118493
School District	Sherman ISD

**(1)** Purchaser to confirm all information during due diligence.

### PRICING

Asking Price	\$1,776,000
Asking Price per Lot	\$18,500

### TAX INFORMATION

Taxing Entity	Tax Rate
Grayson County	0.3051000
Jr College	0.1459910
City of Sherman	0.5080000
Sherman ISD	1.2365000
<b>Total Tax Rate</b>	<b>2.1955910</b>

### DEMOGRAPHICS

#### ESTIMATED POPULATION (2024)



**1-MILE | 2,461**  
**3-MILE | 26,298**  
**5-MILE | 53,771**

#### MEDIAN HOUSEHOLD INCOME



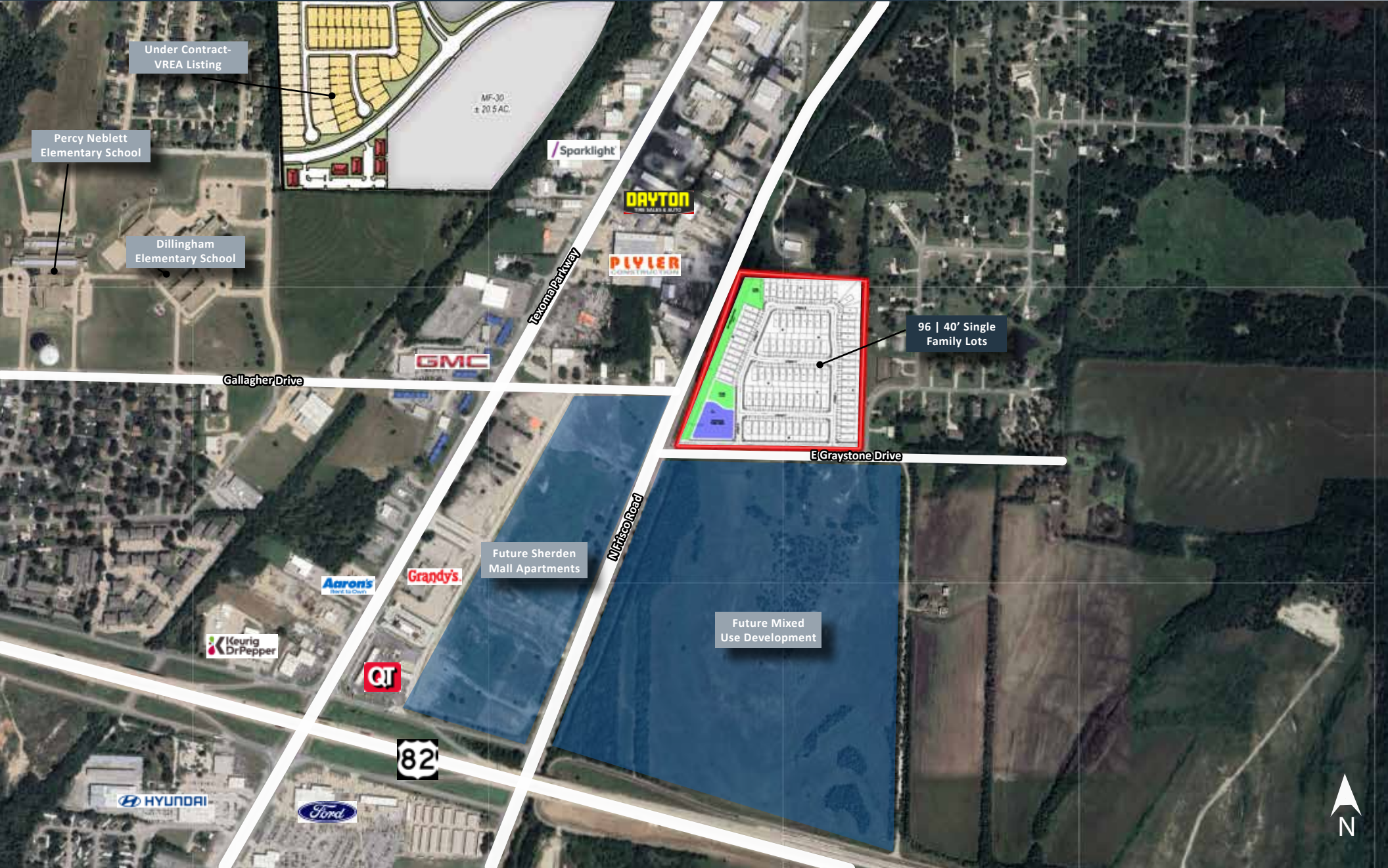
**1-MILE | \$50,641**  
**3-MILE | \$111,459**  
**5-MILE | \$135,100**

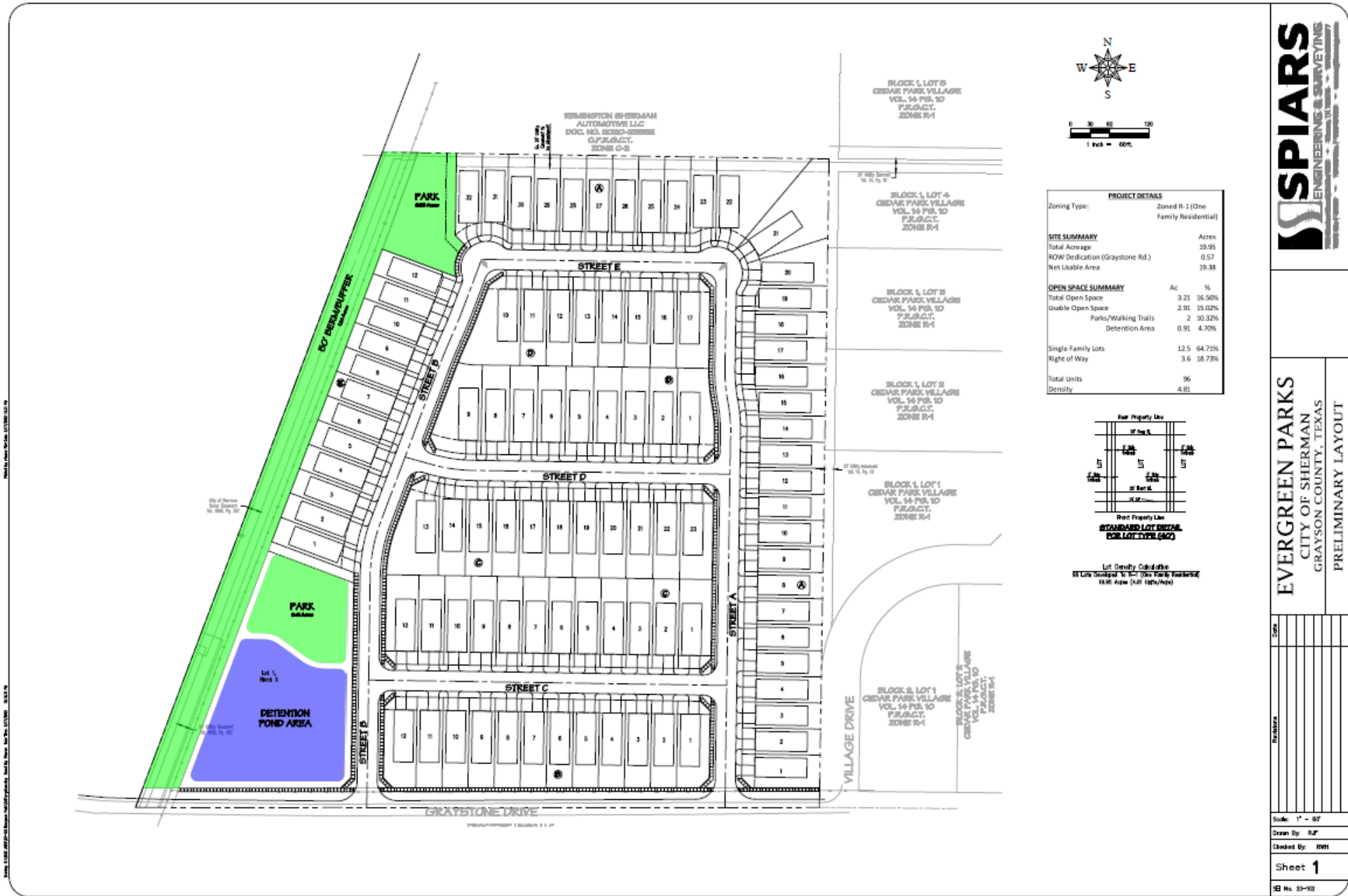
#### MEDIAN HOME VALUE



**1-MILE | \$232,721**  
**3-MILE | \$253,523**  
**5-MILE | \$267,568**









## INVESTMENT HIGHLIGHTS



### Strategic Location

- The Site is ideally situated a block East of Texoma Parkway, less than a mile and a half east of US 75, and less than a half mile north of Highway 82 making the Site ideal in regard to connectivity and ease of travel throughout the Sherman-Denison MSA.
- The Site is in close proximity to several Sherman ISD schools and Austin College. Percy Neblett Elementary which serves the Site is located less than a mile to the west, and Austin College is approximately 1.5 miles to the south.
- The Site is approximately 2.5 miles east of several retailers and restaurants such as Walmart, Sam's Club, Target, Home Depot, Best Buy, Chick-fil-a, Lowe's, Academy Sports, etc.



### Zoning

- The Site is zoned R-4, "Patio Home District", allowing for a minimum of 40' lots with a minimum square footage of 4,000 square feet.
- Per the Seller, all civil engineering is approved for 96 40' lots.
- To the best of our knowledge the Site is best suited for for-sale housing or a for-rent community.



### Population and Demographics

- According to the US Census Bureau, the population of Grayson County grew by 8.4% between 2020 and 2023, signaling continued growth going forward.
- Major multi-billion dollar developments in Grayson County are encouraging new residents and business to locate to Sherman. These include the new Texas Instruments and GlobiTech facilities as well as the planned Margaritaville Resort.
- Per Texas Realtors, the average home price in Sherman is \$297,680 as of September 2025, up 11.5% year-over-year.



## SHERMAN-DENISON HIGHLIGHTS

- The Sherman MSA is experiencing significant economic growth due to its strategic location and diverse industries. In 2023, the area's GDP reached approximately \$7.5 billion, reflecting steady economic expansion. Sherman is part of the Texoma region, benefiting from proximity to the Dallas-Fort Worth metroplex while maintaining its distinct regional identity. (Source: U.S. Bureau of Economic Analysis)
- Sherman has seen a notable increase in employment, with approximately 3,000 new jobs added in 2023, driven by manufacturing, healthcare, and retail sectors. The unemployment rate in 2023 declined to 3.2%, demonstrating strong economic health. (Source: Texas Workforce Commission)
- The population of the Sherman-Denison MSA in 2024 is estimated at 145,000, reflecting a 1.5% year-over-year increase. Sherman's strategic position along major transportation corridors has contributed to its growth as a hub for commerce and logistics. (Source: U.S. Census Bureau)
- Sherman has received unprecedented amounts of economic investment in recent years, highlighted by the Texas Instruments/Globitech chip manufacturing facility, bringing in over \$35 billion of investment and creating roughly 4,500 new jobs. These investments prime Sherman and surrounding areas for strong population and economic growth in coming years.



### GROSS METROPOLITAN PRODUCT

**\$7.5 Billion**



### SHERMAN-DENISON POPULATION GROWTH

**1.5% (2023-2024)**



### SHERMAN-DENISON ESTIMATED POPULATION

**145,000**



*Downtown Sherman*



*Lake Texoma*



## ECONOMIC OVERVIEW

Sherman has become a center for industrial and manufacturing development in North Texas. The city has attracted major corporations such as Texas Instruments, GlobiTech, and Kaiser Aluminum, which have significantly boosted job creation and economic activity. Texas Instruments' recent semiconductor fabrication facility represents a \$30 billion investment, solidifying Sherman as a leader in advanced manufacturing. In addition to these major employers, the city continues to see accelerating industrial demand driven by suppliers, logistics firms, and secondary manufacturers that are co-locating to support TI's multi-phase expansion. New industrial parks, enhanced utility infrastructure, and ongoing workforce development programs have further strengthened Sherman's position as one of the fastest-growing technology and production hubs along the U.S. 75 corridor. (Source: Greater Sherman Economic Development Corporation, Texas Instruments)

Sherman is also home to Austin College, a liberal arts institution with approximately 1,300 students and a significant contributor to the local economy and culture. Austin College fosters innovation and partnerships with local businesses, nonprofits, and government organizations, enhancing regional growth. The college attracts consistent year-round activity through academic programming, community events, athletic programs, and research initiatives that draw students, faculty, and visitors from across the region. Its proximity to expanding employment centers further supports Sherman's housing market, retail corridors, and growing professional-services ecosystem. (Source: Austin College, Greater Sherman Economic Development Corporation)



### SHERMAN-DENISON MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Texoma Medical Center	3,500
Texas Instruments	3,000
Tyson	1,700
Globitech	1,500
Sherman ISD	1,137
Ruiz Foods	1,000

Source: Denison Development Alliance and Sherman EDC.



## AREA OVERVIEW

Sherman, located in Grayson County about 70 miles north of Dallas, is a rapidly growing city known for its welcoming community, excellent schools, and robust local economy. Sherman blends small-town charm with modern amenities and has a vibrant downtown area featuring local shops, restaurants, and cultural attractions. The city is served primarily by Sherman ISD, which enrolls approximately 7,800 students and has a B- rating on Niche.com. The area features historic homes, family-friendly subdivisions, and new developments catering to a range of lifestyles. In recent years, Sherman has also benefited from significant population growth driven by major employers relocating to the region, contributing to rising household incomes, strong housing demand, and continued residential development. The city's downtown revitalization efforts, expanding retail corridors, and proximity to Lake Texoma further enhance its quality of life, making Sherman an increasingly desirable location for families, young professionals, and employees tied to the area's fast-growing manufacturing and technology sector. (Sources: Sherman ISD, Niche.com, City of Sherman, Greater Sherman Economic Development Corporation)

## SINGLE-FAMILY HOUSING OVERVIEW

The northern area of Sherman boasts several neighborhoods offering a variety of housing options tailored to upscale budgets and lifestyles. Canyon Creek Estates, by Highland Homes, is located approximately 3.5 miles west of the Site, and is achieving home prices up to \$747,227. Additionally, Gateway Village community located 1.7 miles northwest of the Site is selling homes up to \$574,000 and 1.5 miles east is Heritage Ranch where homes by K. Hovnanian Homes and Highland Homes are selling up to \$499,000.



*Downtown Sherman*



*Sherman High School*



## TRANSPORTATION



**Air:** McKinney National Airport, located approximately 35 miles south of the Site, supports regional air travel and private flights, and is currently undergoing a \$75 million expansion. Dallas-Fort Worth International Airport, approximately 70 miles south, provides access to national and international destinations.



**Highway:** The site is strategically located near key highways that enhance its accessibility and connectivity to the Sherman-Denison MSA and DFW. U.S. Highway 75, located less than 1.5 miles west of the Site, serves as a major north-south corridor, linking Sherman to the Dallas-Fort Worth metroplex and Oklahoma. U.S. Highway 82, located less than a half mile south of the Site, provides an east-west route, offering access to Texarkana and Wichita Falls. Additionally, Highway 91 acts as a local thoroughfare, connecting residential and industrial areas within Sherman and Denison.



**Public Transit:** Sherman residents benefit from the TAPS (Texoma Area Paratransit System), which provides affordable transportation options for seniors, individuals with disabilities, and those needing access to employment or medical services. TAPS operates Monday through Friday with services available by appointment.

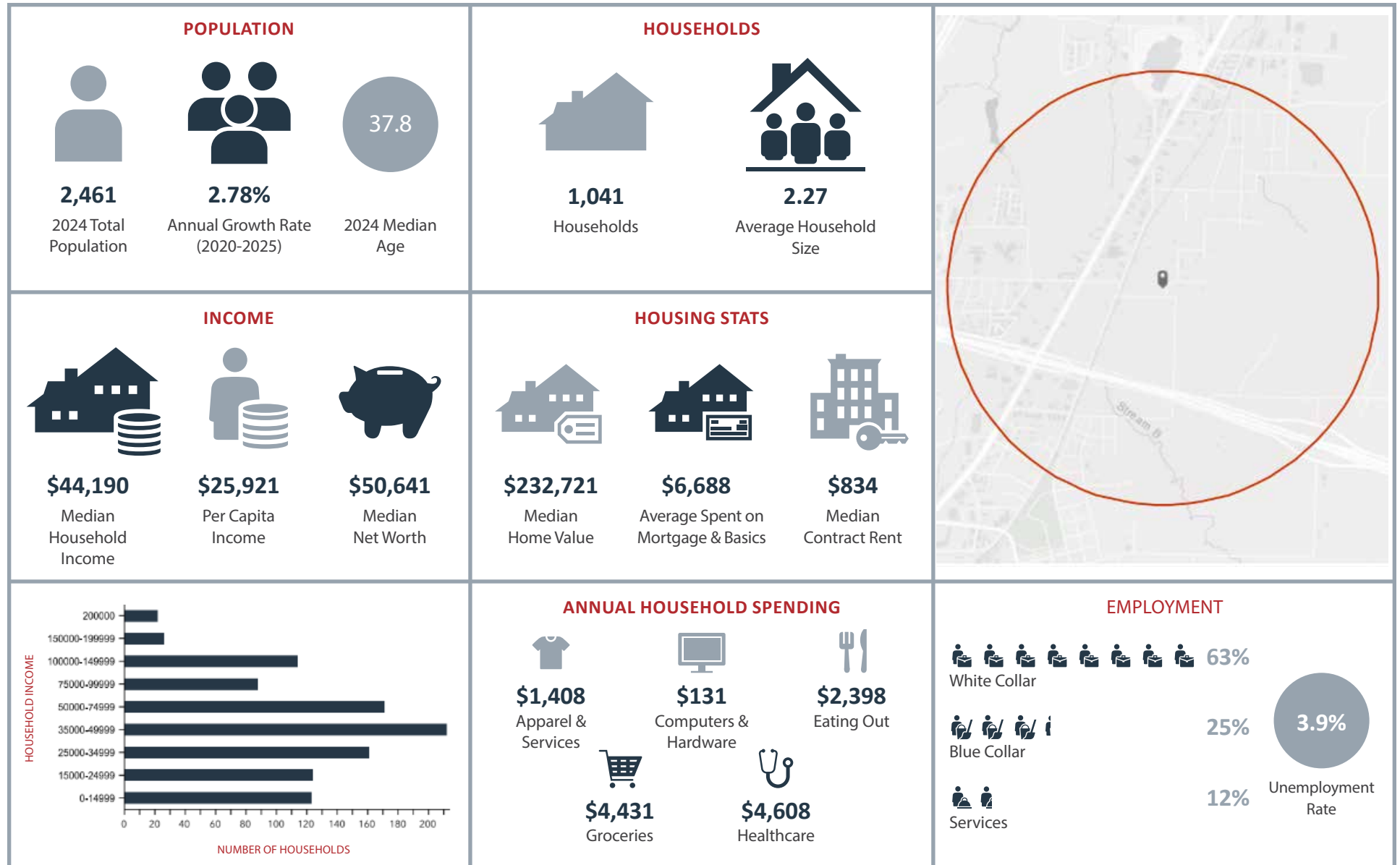


DFW International Airport



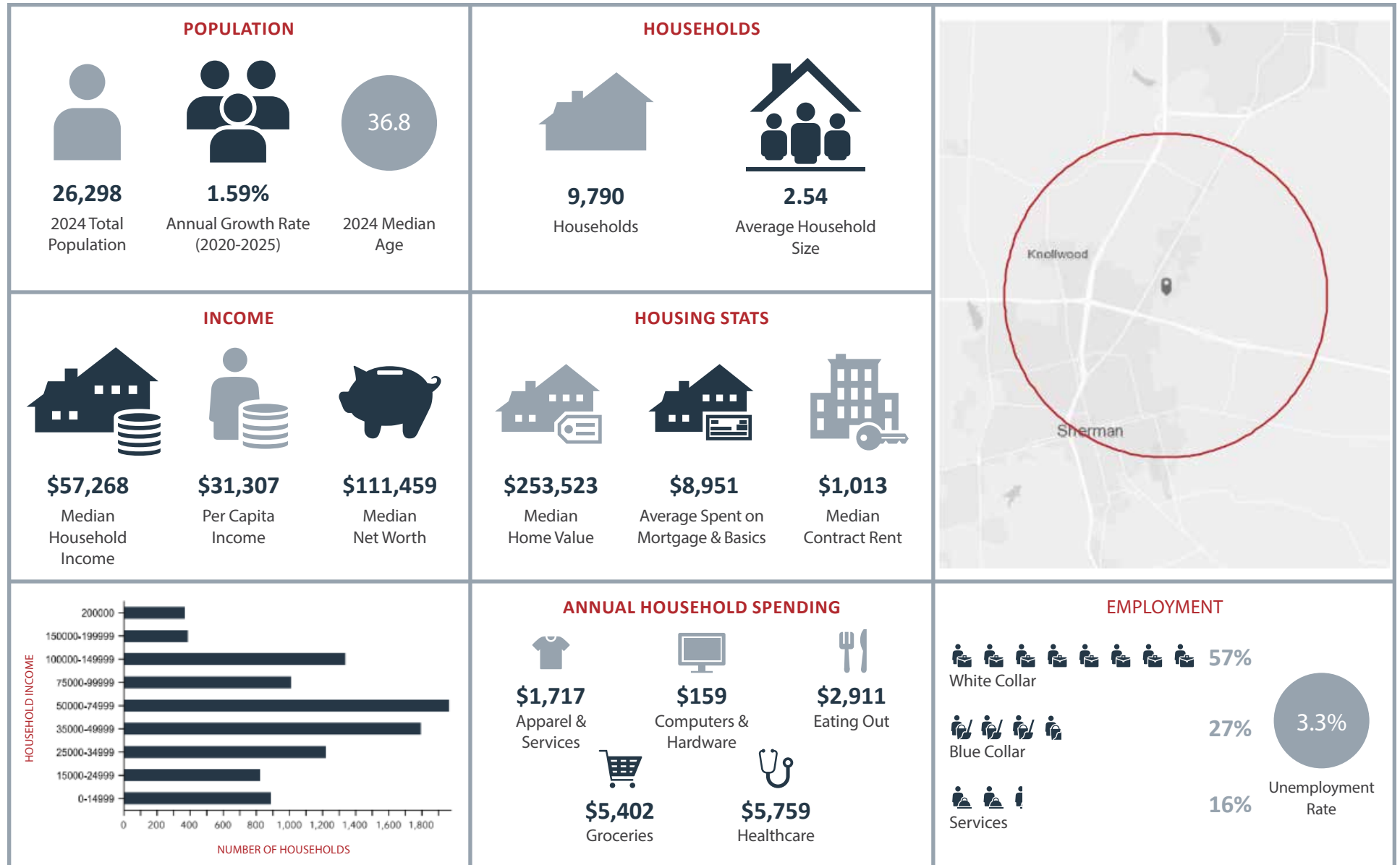
TAPS Public Transit

DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS

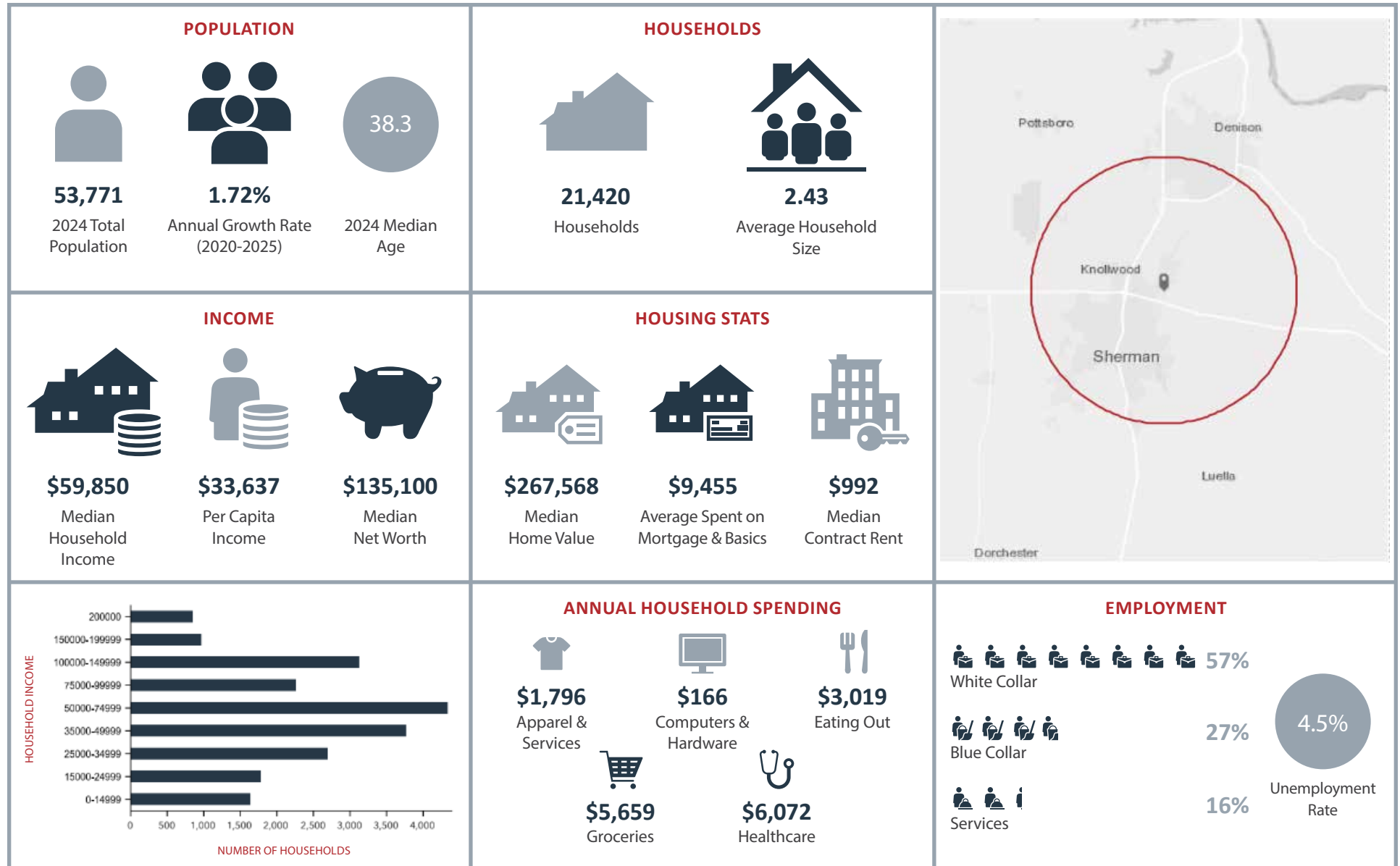




DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS





## 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.

**Licensed Broker/Broker Firm Name or Primary Assumed Business Name:** Vanguard Real Estate Advisors | License No. 9003054 | Jordan.Cortez@VanguardREA.com | 214-556-1951

**Designated Broker of Firm:** Jordan Cortez | License No. 494942 | Jordan.Cortez@VanguardREA.com | 214-556-1951

**Licensed Supervisor of Sales Agent/Associate:** Justin Tidwell | License No. 647170 | Justin.Tidwell@VanguardREA.com | 214-556-1955

**Sales Agent/Associate:** Mason John | License No. 682887 | Mason.John@VanguardREA.com | 214-556-1953

**Sales Agent/Associate:** Haley Birmingham | License No. 765057 | Haley@VanguardREA.com | 214-556-1956

**Sales Agent/Associate:** Will Droese | License No. 770325 | Will@VanguardREA.com | 214-556-1952

**Sales Agent/Associate:** Reid Pierce | License No. 791138 | Reid@VanguardREA.com | 214-556-1954

**Sales Agent/Associate:** Alex Johnson | License No. 815359 | Alex@VanguardREA.com | 214-556-1948

**Sales Agent/Associate:** Tim Marron | License No. 839620 | Tim@VanguardREA.com | 214-556-2381



## 96 Single Family Paper Lots | 2615 Graystone Drive | Sherman, Texas



**JORDAN CORTEZ** | *Managing Principal* | 214-556-1951 | Jordan.Cortez@VanguardREA.com

**JUSTIN TIDWELL** | *Managing Director* | 214-556-1955 | Justin.Tidwell@VanguardREA.com

**MASON JOHN** | *Managing Director* | 214-556-1953 | Mason.John@VanguardREA.com

**HALEY BIRMINGHAM** | *Director* | 214-556-1956 | Haley@VanguardREA.com

**WILL DROESE** | *Director* | 214-556-1952 | Will@VanguardREA.com

**REID PIERCE** | *Director* | 214-556-1954 | Reid@VanguardREA.com

**TIM MARRON** | *Senior Associate* | 214-556-2381 | Tim@VanguardREA.com

**ALEX JOHNSON** | *Associate* | 214-556-1948 | Alex@VanguardREA.com