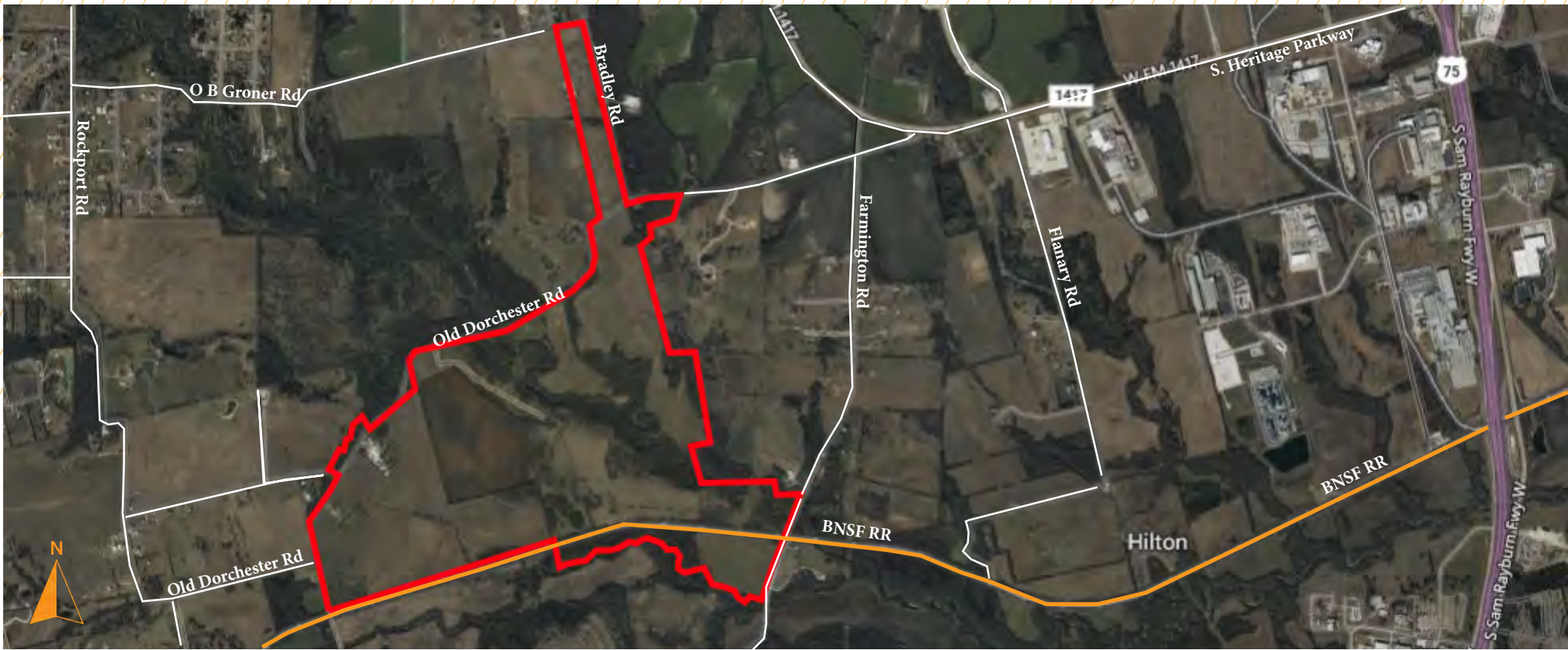


LAND FOR SALE

+/- 528 ACRES

BNSF RAIL LINE ACCESS

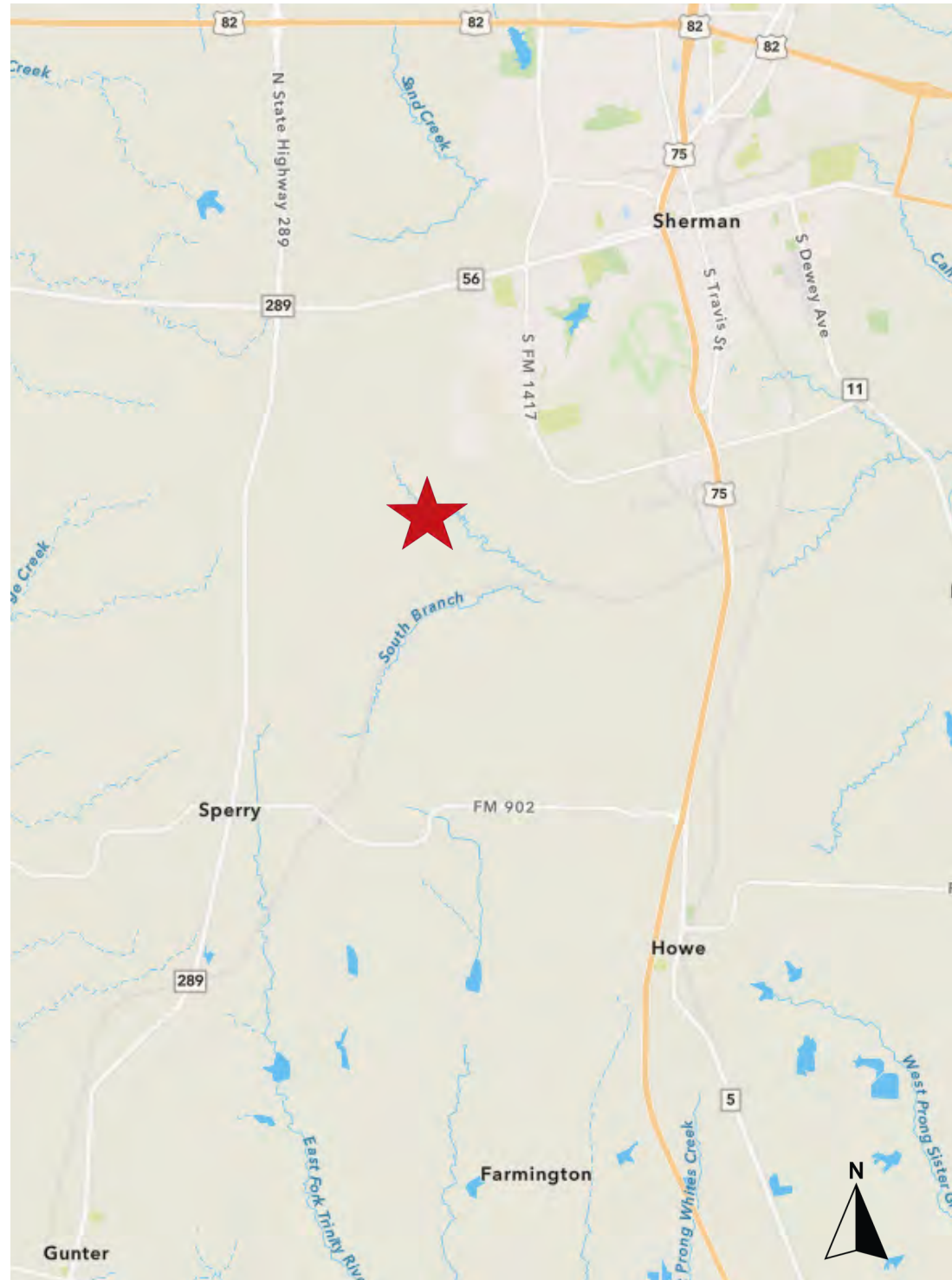


OLD DORCHESTER ROAD

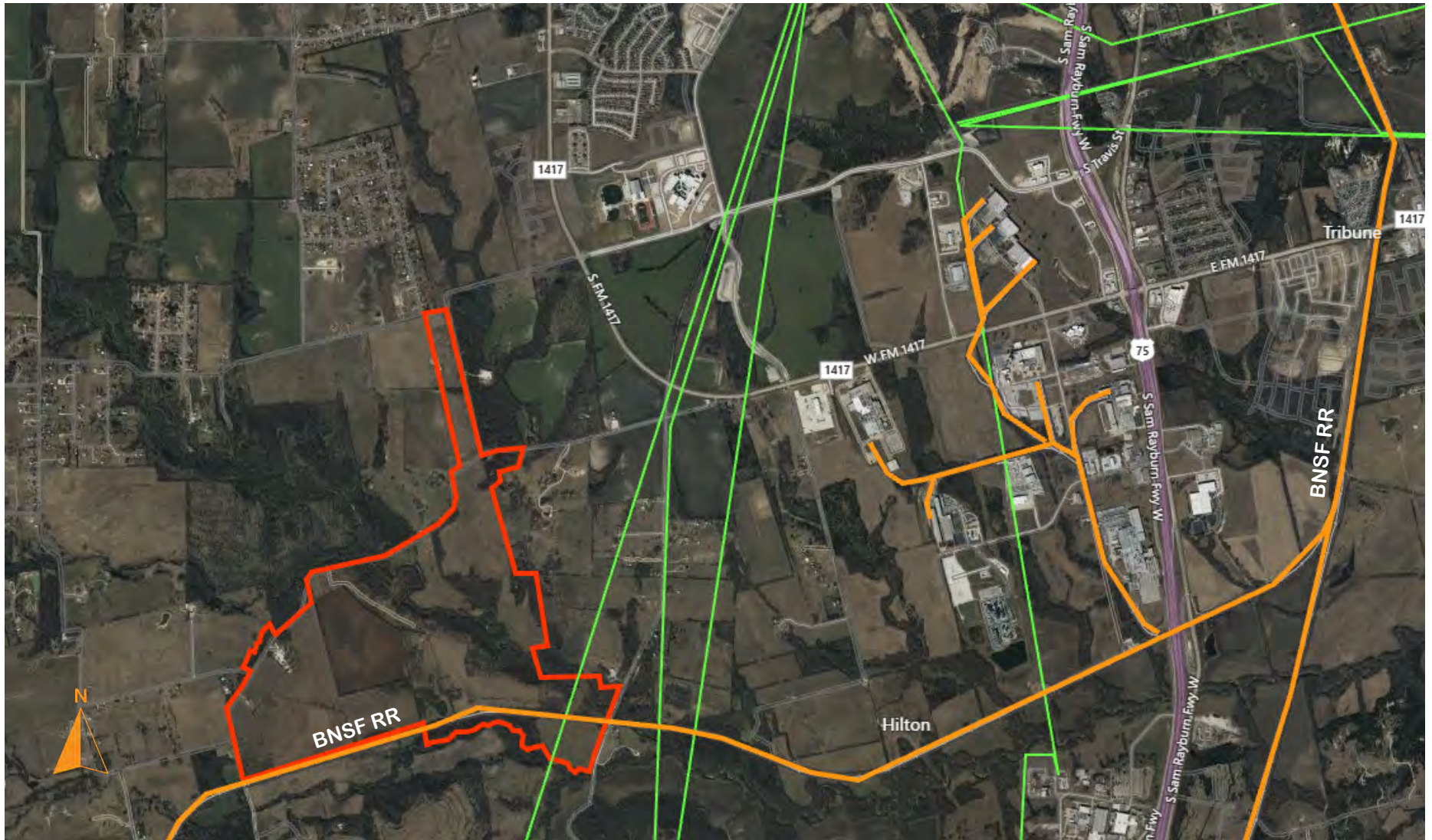
SHERMAN, TEXAS 75092

PROPERTY HIGHLIGHTS

- +/- 528 Acres w/BNSF Rail Line Access
- Owner is planning to utilize approximately 110 acres adjacent site for owner's operations and as such will be connecting owner's spur to the BNSF main line. A purchaser would be able to spur off owner's lead.
- Choctaw Creek helps drain the property and there is approximately +/- 82 acres of the site that is in the flood plain which could be possibly used for any necessary storm water detention.
- Property is located in Grayson County and in the ETJ of the City of Sherman.
- Distance to Sherman - 6.2 miles
- Distance to Gunter - 12.6 miles
- There is a new city 36" water line at the Northwest portion of the property.



ELECTRICAL TRANSMISSION LINES



Line Legend:

- Property
- Electrical Transmission Lines
- BNSF RR

DEMOGRAPHICS

Grayson County, TX (48181)

Grayson County, TX
////////

HOUSEHOLDS

 **154,032**
2026 Total Population

 **60,721**
2026 Total Households

 **2.50**
2026 Average Household Size

 **\$104,369**
2026 Average Household Income

 **41.1**
2026 Median Age

 **\$371,618**
2026 Average Home Value

POPULATION

 **1.54%**
2026-2031 Population: Compound Annual Growth Rate

 **51%**
Male Population

 **49%**
Female Population

EMPLOYMENT

 **148,640**
2026 Total Daytime Population

 **46%**
2026 Daytime Population: Workers

 **54%**
2026 Daytime Population: Residents

 **159.3**
2026 Daytime Population Density (Pop per Square Mile)

 **5,407**
2026 Total Businesses

 **58,312**
2026 Total Employees



EDUCATIONAL ATTAINMENT

25%
High School Diploma

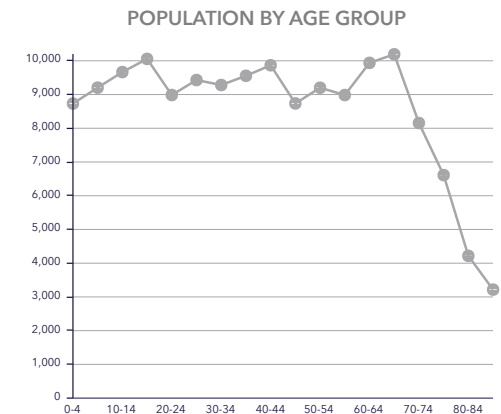
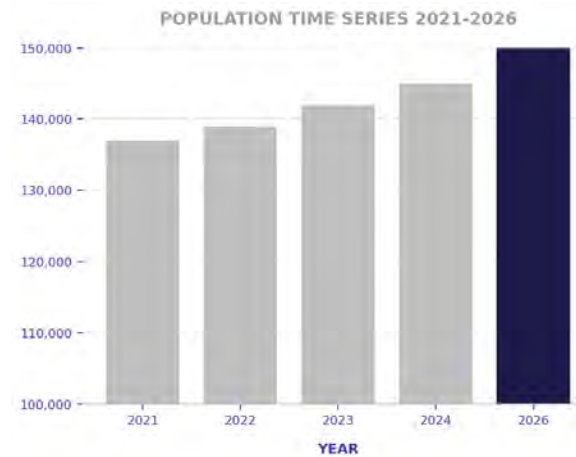
7%
GED/Alternative Credential

21%
Some College/ No Degree

12%
Associate's Degree

18%
Bachelor's Degree

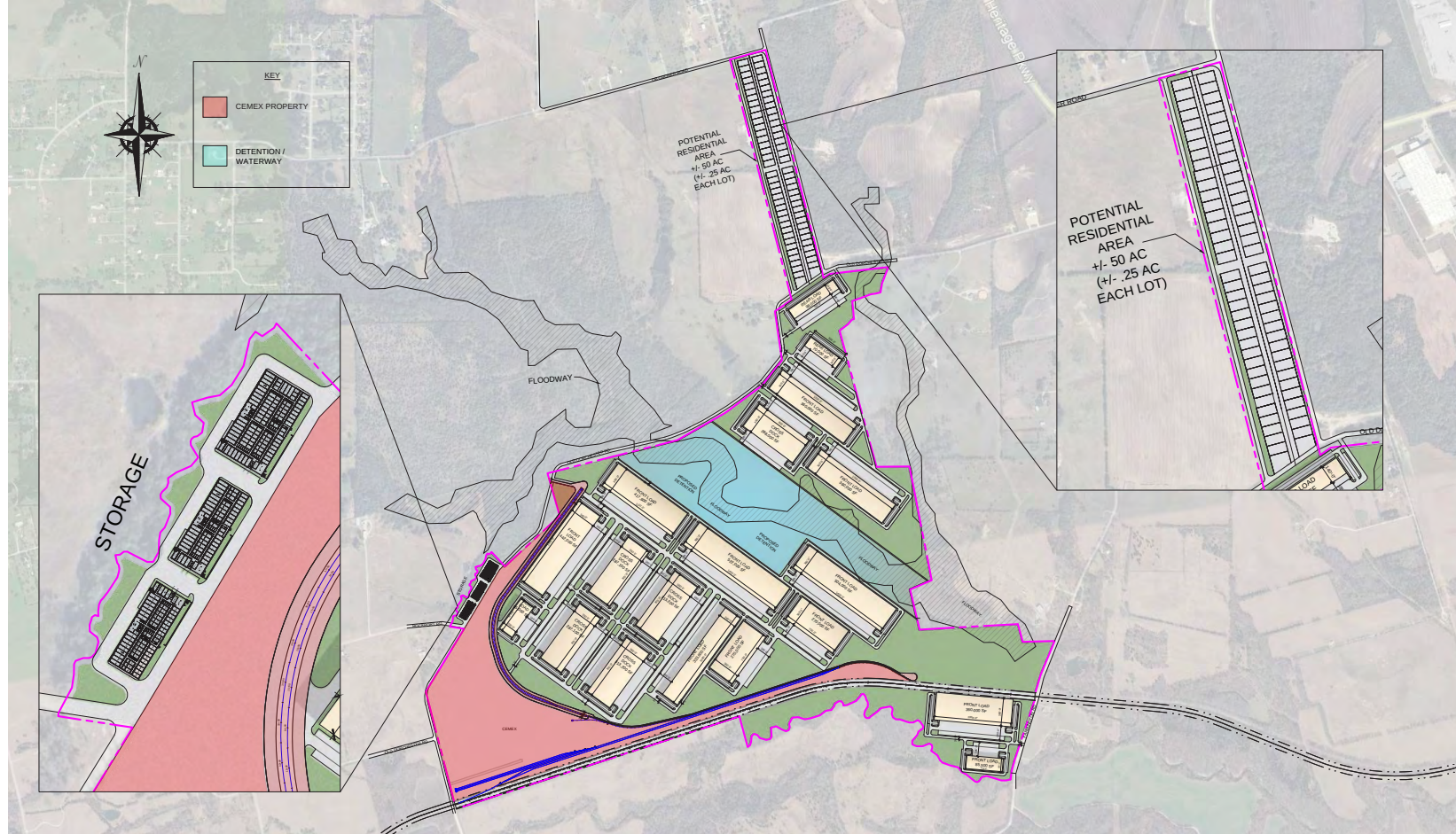
8%
Graduate/ Professional Degree



MASTER PLAN

AREA FOR PURCHASE : +/- 528 AC

*ILLUSTRATION PURPOSES ONLY



* PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. * BOUNDARY LINES AND EASEMENTS ARE PRELIMINARY & REQUIRE VERIFICATION - SURVEY NOT PROVIDED. * ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT/ ENTRY DESIGNS ARE FINALIZED. * RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES. * PRELIMINARY DETENTION CALCULATIONS. CALCULATIONS ARE SUBJECT TO CHANGE AND NEED TO BE CONFIRMED BY A LICENSED ENGINEER. *

SHERMAN
a project for
KP

HOUSTON

04 SEPTEMBER 2020

TEXAS

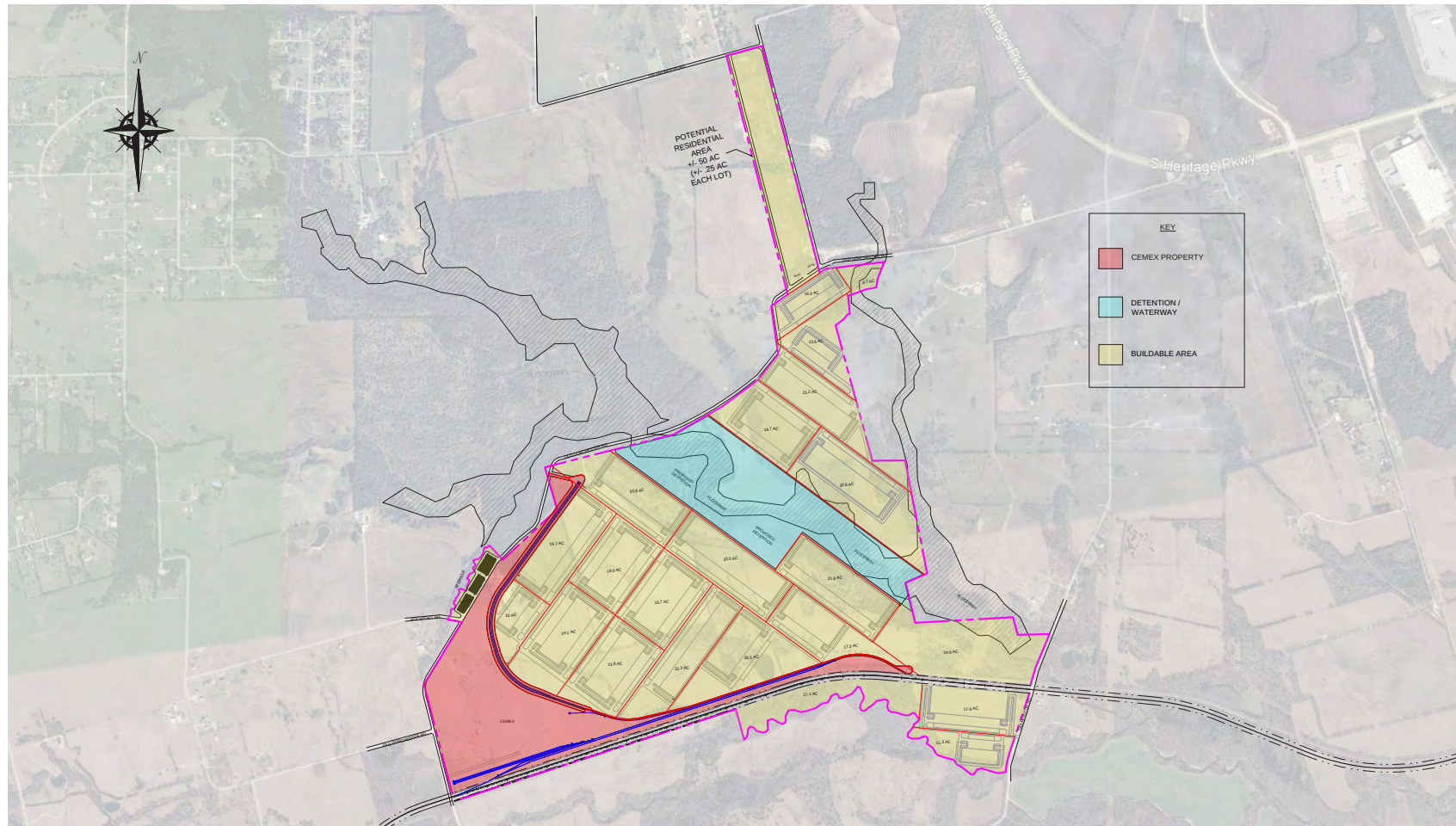
251213

MUD MASTER PLAN

MASTER PLAN AREAS

AREA FOR PURCHASE : +/- 528 AC

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* ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT/ ENTRY DESIGNS ARE FINALIZED.

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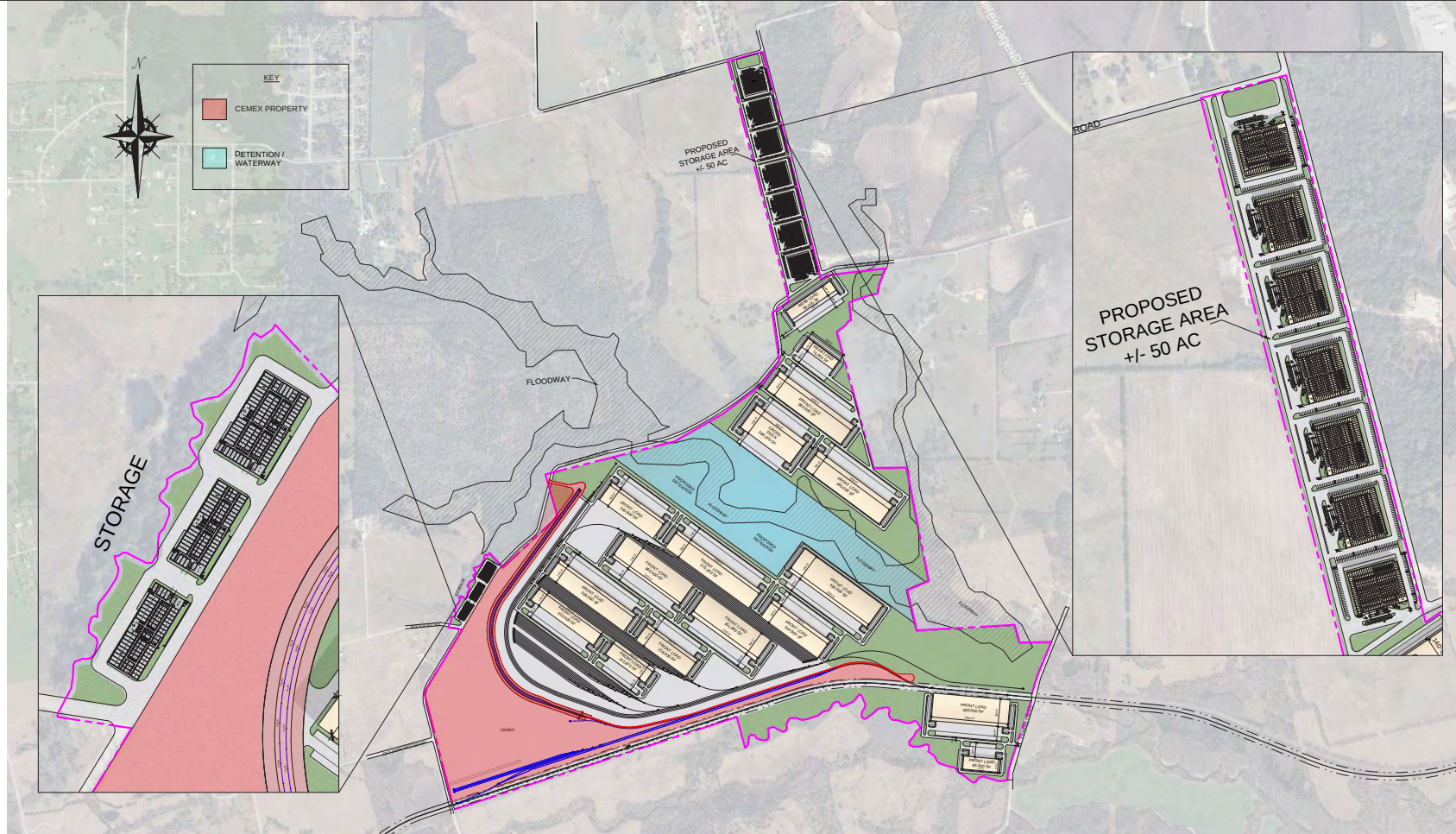
POWERS
BROWN
ARCHITECTURE

MUD MASTER PLAN

MASTER PLAN (HYBRID PLAN)

AREA FOR PURCHASE : +/- 528 AC

*ILLUSTRATION PURPOSES ONLY



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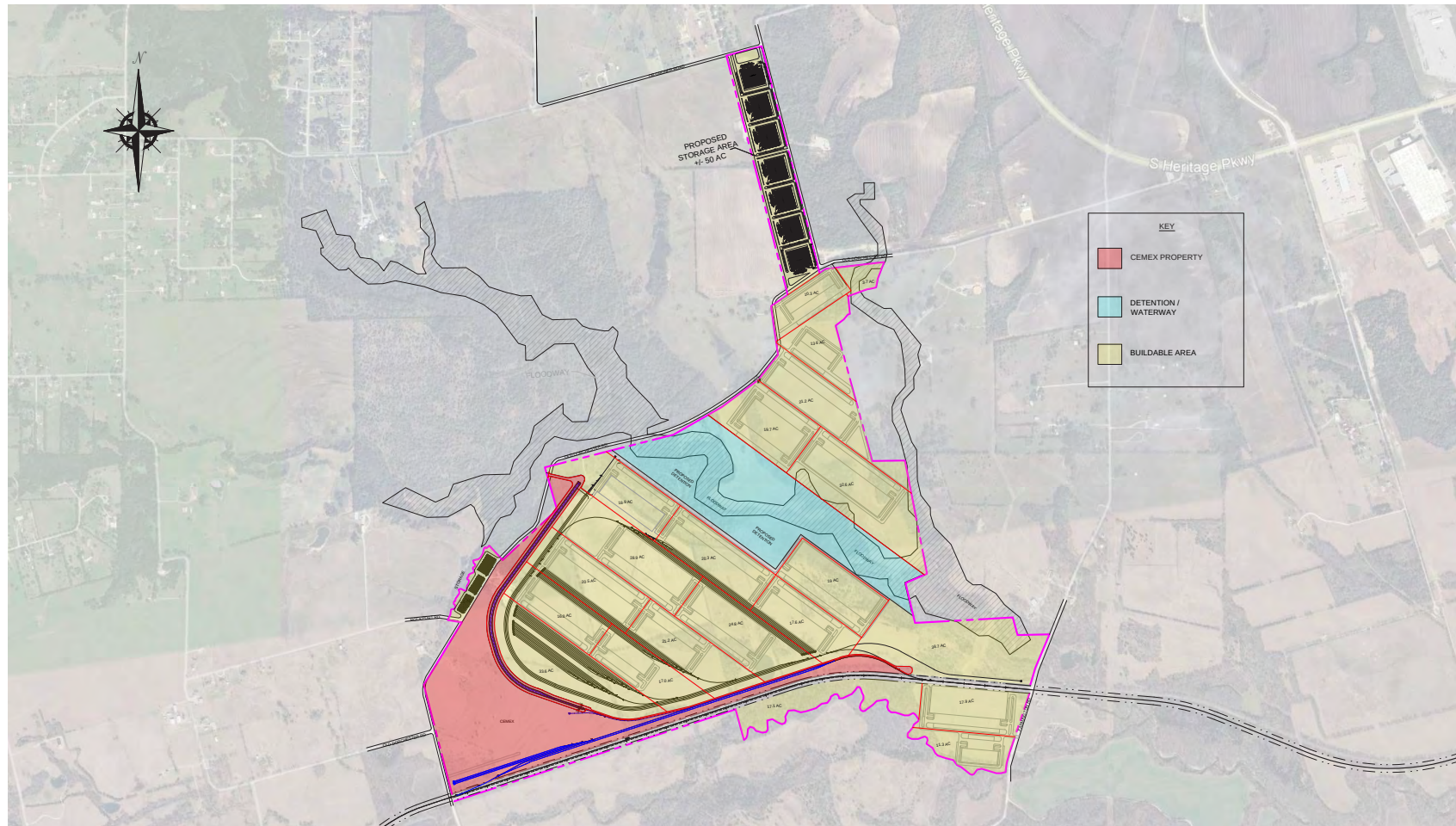


MUD MASTER PLAN

MASTER PLAN (HYBRID PLAN)

AREA FOR PURCHASE : +/- 528 AC

*ILLUSTRATION PURPOSES ONLY



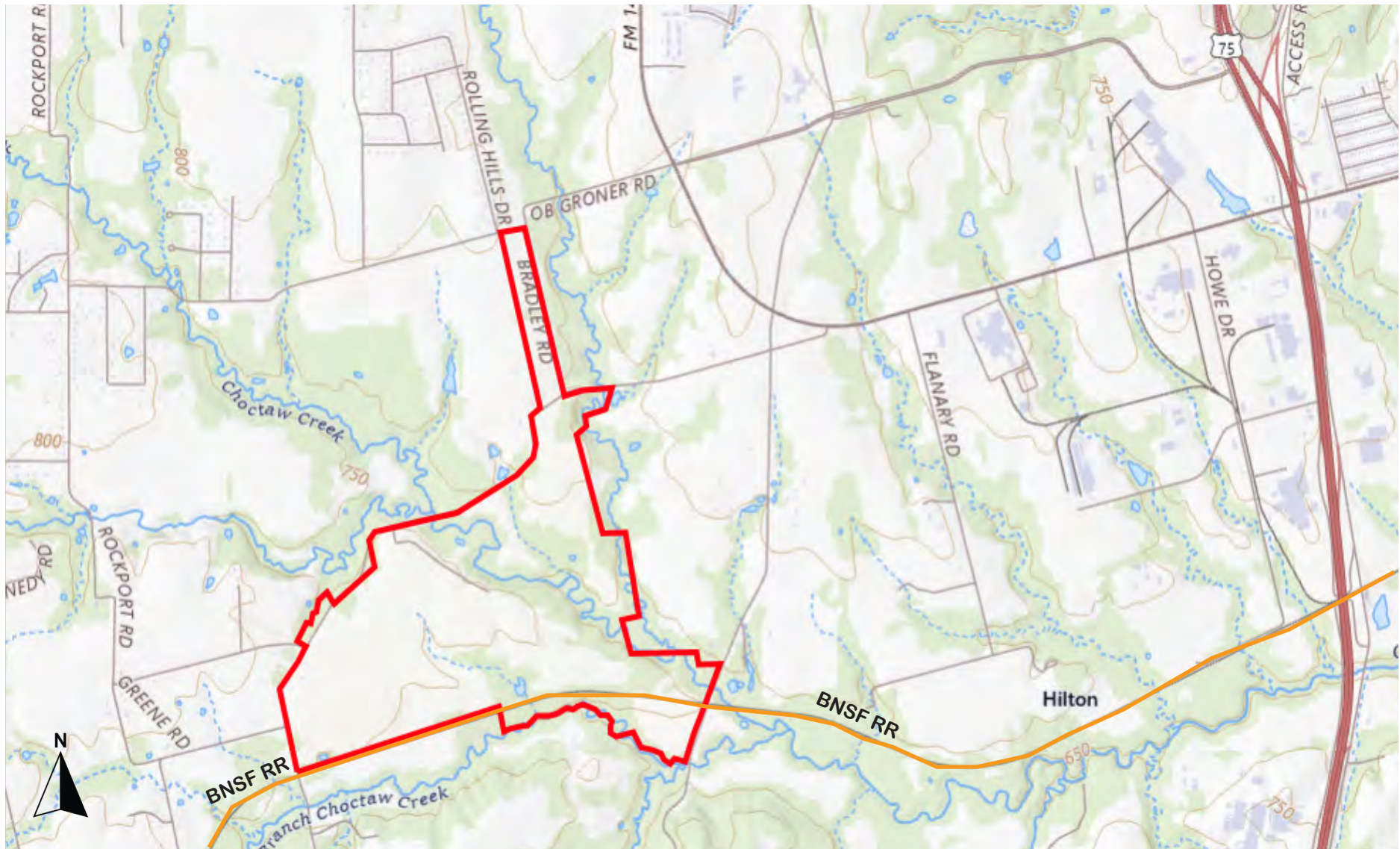
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SHERMAN
a project for
KP

POWERS BROWN
ARCHITECTURE

MUD MASTER PLAN

TOPOGRAPHY MAP



FLOODPLAIN MAP



AERIAL MAP



AERIAL MAP



AERIAL MAP



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