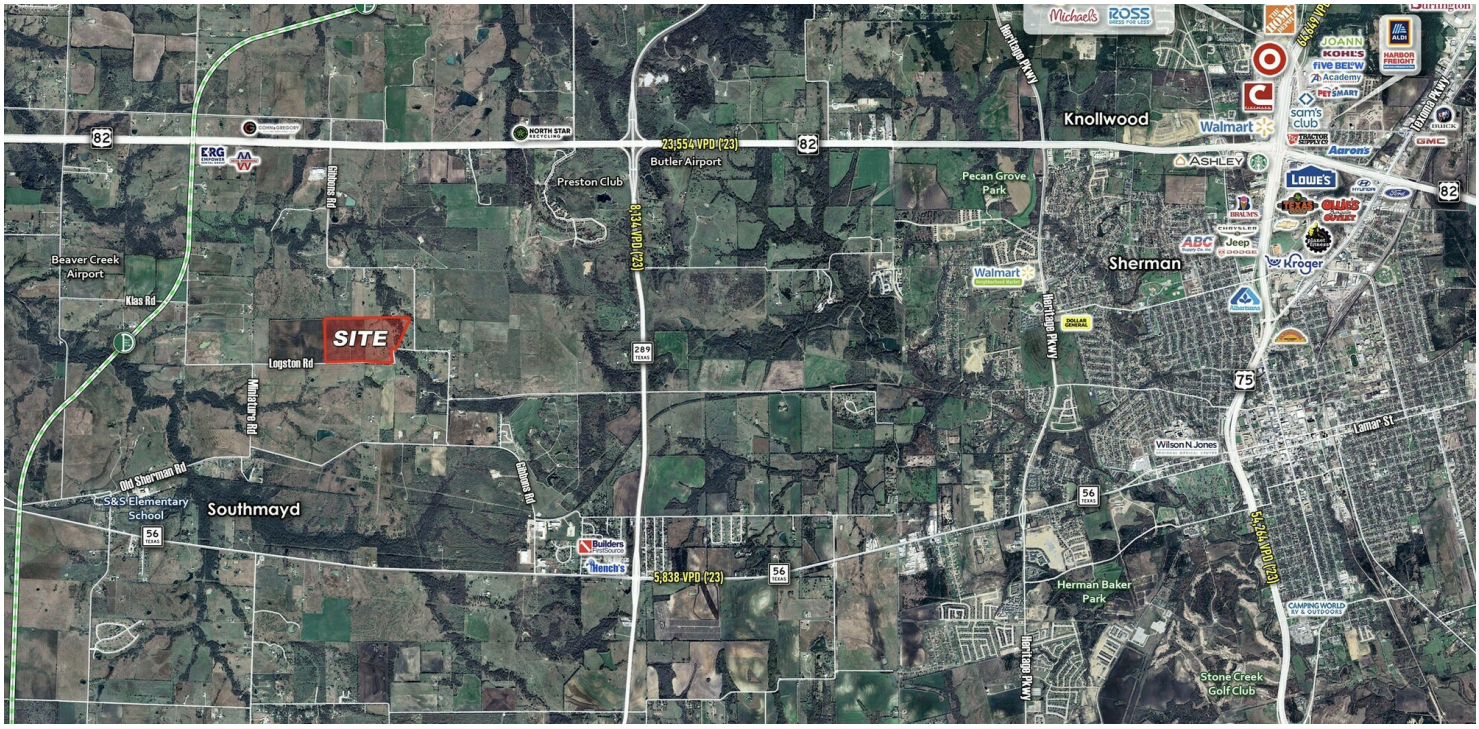
GLASCO COMMERCIAL

PATH-OF-GROWTH LAND BETWEEN PRESTON RD & DNT EXTENSION

1639 Logston Rd

ETJ Of Sherman, TX 75092



INVESTMENT OVERVIEW	
Size	149.9+/- Acres
Location	Logston Rd, ETJ of Sherman, Grayson County, TX
Frontage	Approx. 3,917+/- feet on Logston Rd
Zoning	Flexible - Grayson County Regulations
Utilities	Water CCN: City of Southmayd; Sewer CCN: None; Electricity: Along the road.
Flood Plain	Minimal
School District	S&S Consolidated ISD
Miscellaneous	Ag Tax Exemption and Ag Leases in place. Seller Financing available.
Property ID	444488 & 120650
Pricing	Pricing Upon Request

WHY THIS PROPERTY

- Located directly in the northern Dallas growth corridor, just outside the rapidly expanding city of Sherman, where continued population growth and economic investment are driving strong demand.
- Positioned between Preston Rd and the future Dallas North Tollway extension.
- Benefits from close proximity to Sherman's fast-growing semiconductor and advanced manufacturing hub, supporting long-term demand from industrial growth, workforce expansion, and regional investment.
- Large contiguous acreage increasingly difficult to assemble.
- Potential uses include buy & hold, residential, mixed-use, industrial-support development.
- Accessibility to the area's primary thoroughfares.
- Highly developable topography.
- Mixture of cropland and pastureland with trees, creek, large pond and small ponds.
- House and barn recently removed from the property, decreasing property tax liability.

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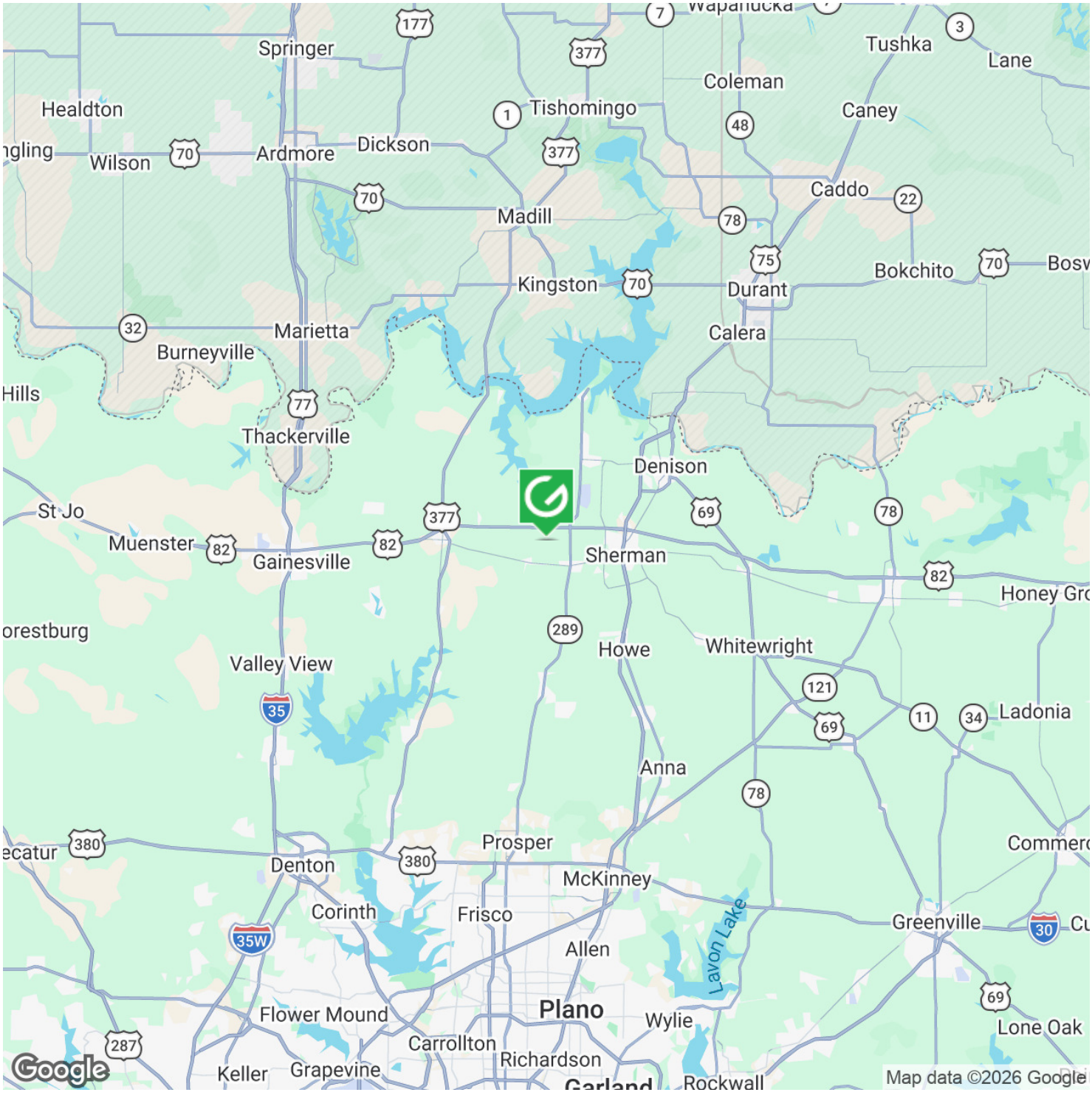

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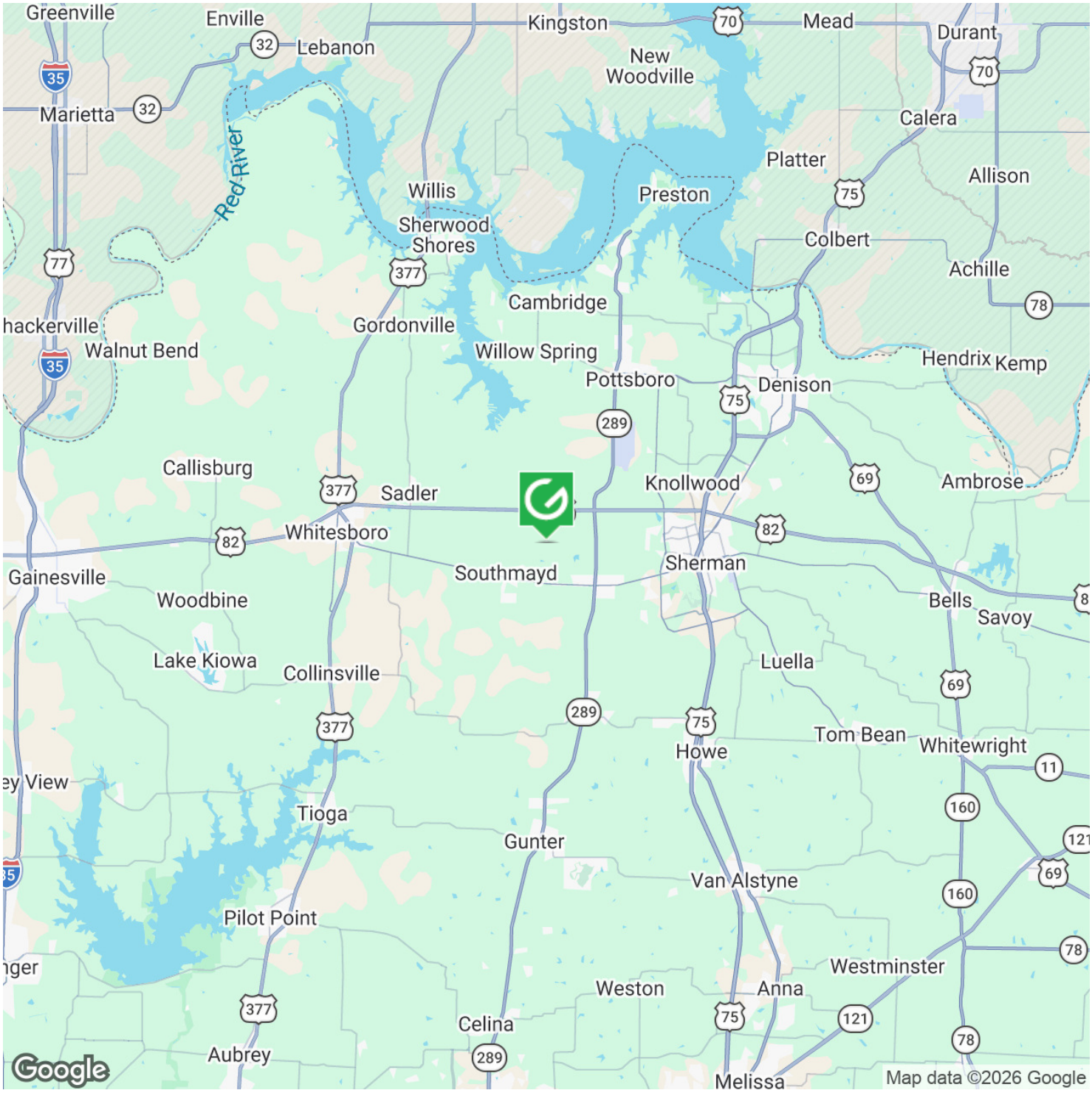

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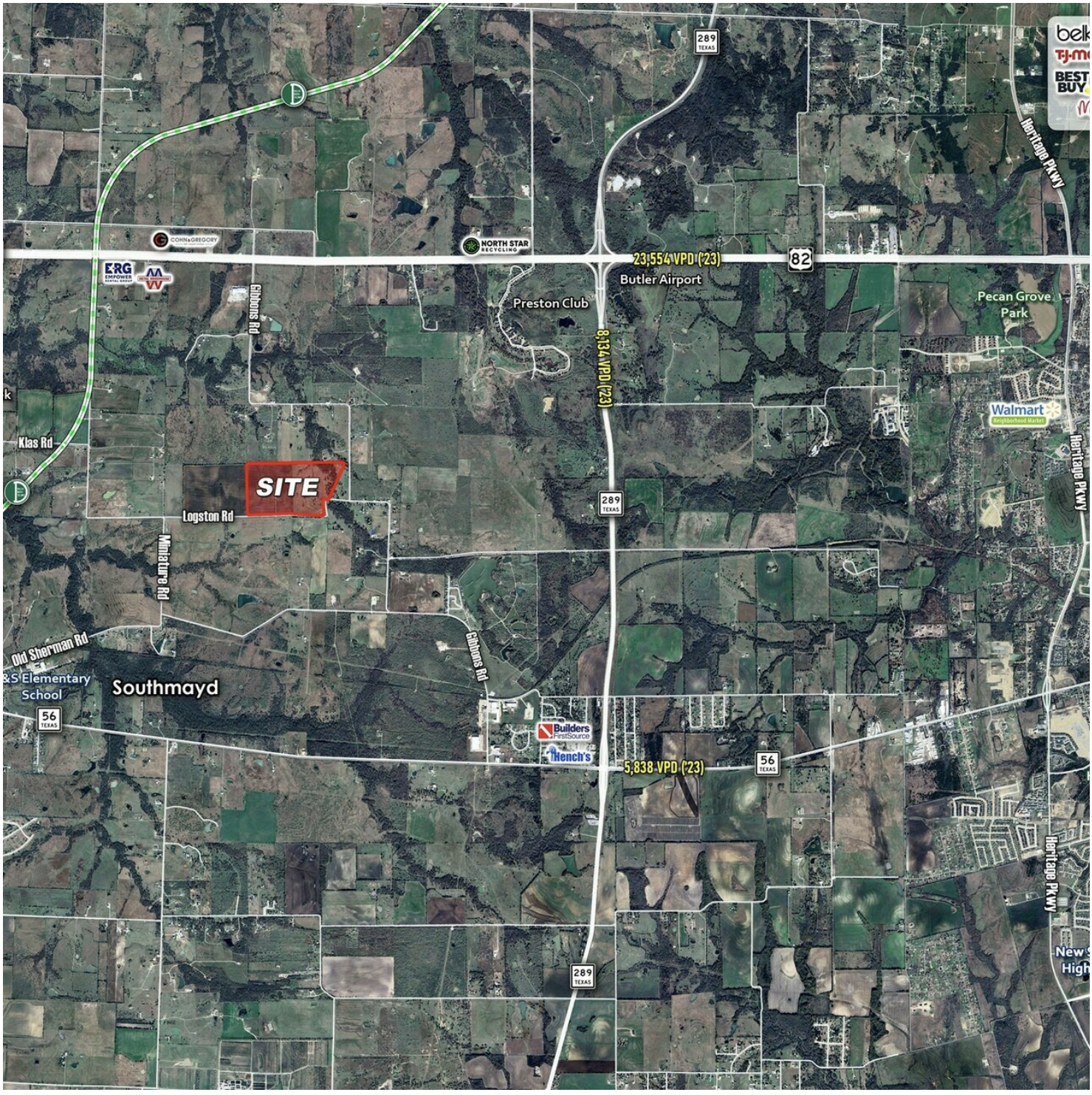

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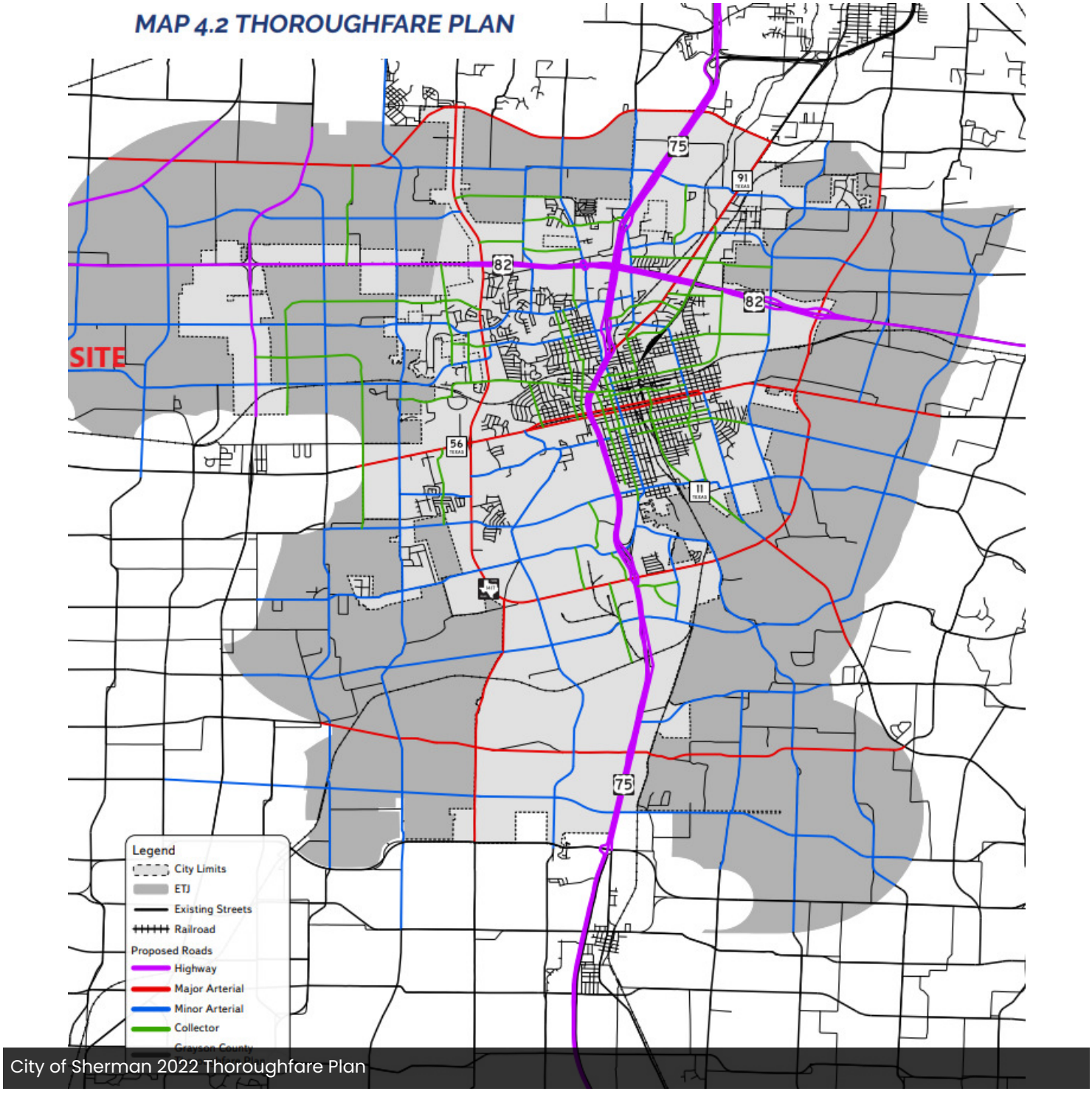

City of Sherman 2022 Thoroughfare Plan

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SHERMAN
ECONOMIC DEVELOPMENT CORPORATION

SHERMAN'S PRIME LOCATION, LOWER COSTS, AND SKILLED WORKFORCE ATTRACT DIVERSE BUSINESSES

With our proximity to Dallas, our robust infrastructure, and our skilled workforce, companies find Sherman to be an excellent location to do busniess. The top manufacturing sectors include high tech manufacturing, food and beverage processing, metal fabrication and logistics.

Major Employers

Company	Industry	Employees
Tyson	Case Ready Beef & Pork	1,700
Sherman Independent School District	Public Schools	1,137
Carrus Hospital	Hospital	650
Texas Instruments	Semiconductors	600
Grayson County	Local Government	588
City of Sherman	Local Government	525
Alorica	Call Center	452
Emerson	Rotary Control Valves	450
Wilson N. Jones Regional Medical Center	Hospital	443
Capio	Call Center	400
GlobiTech	Silicon-epitaxy Services	390
Coherent	Vertical-Cavity Surface-Emitting Lasers	377
Wal-Mart / Sam's	Retail	375
Royal Case	Carring Cases	371
Austin College	College	294
Eaton B-Line	Metal Enclosures	270
Heritage Park Surgical Hospital	Hospital	250
Presco	Flexible PVC Film	195
Sunny Delight	Beverages	190
Progress Rail Services	Rail Turnouts & Frogs	140
ActiTech	Personal Care Products	130
Modular Power Solutions	Power Skids for Data Centers	108
Starr Aircraft	Commercial Aircraft Interior Products	100
Altium Packaging	Plastic Bottles & Containers	80

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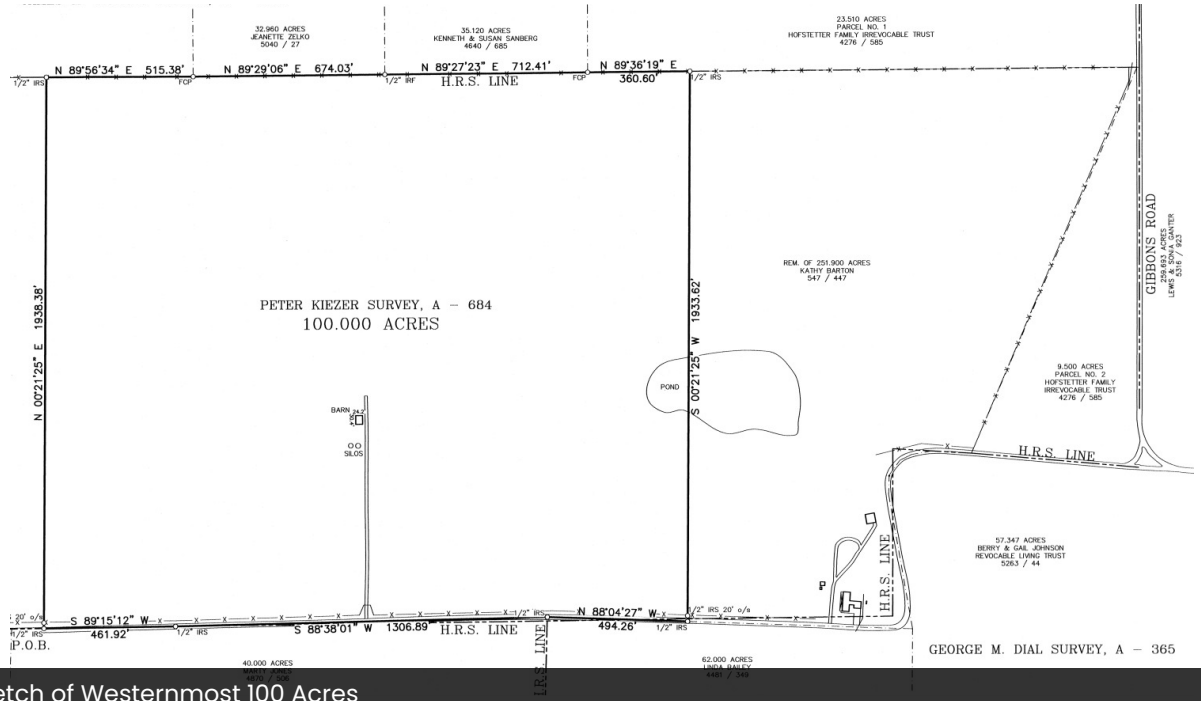
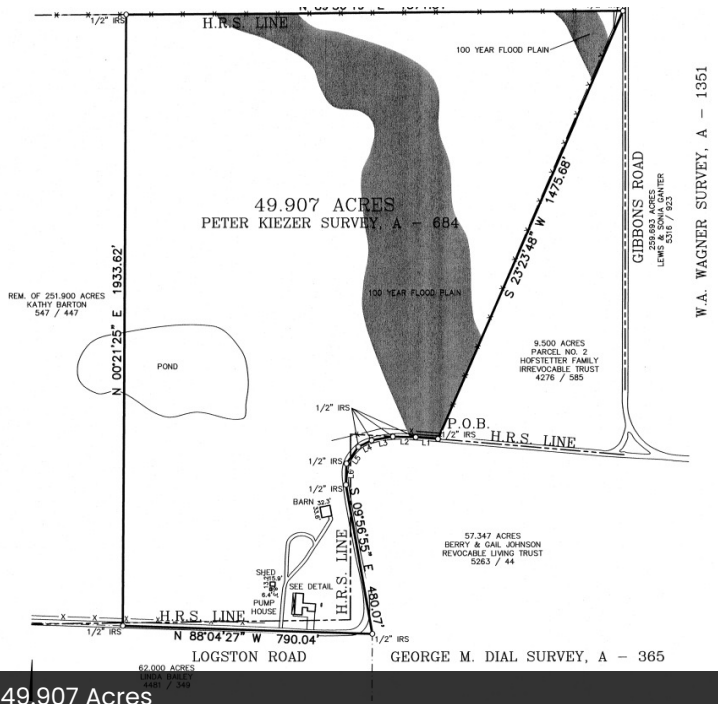


Survey Sketch of Westernmost 100 Acres



Survey Sketch of Easternmost 49.907 Acres

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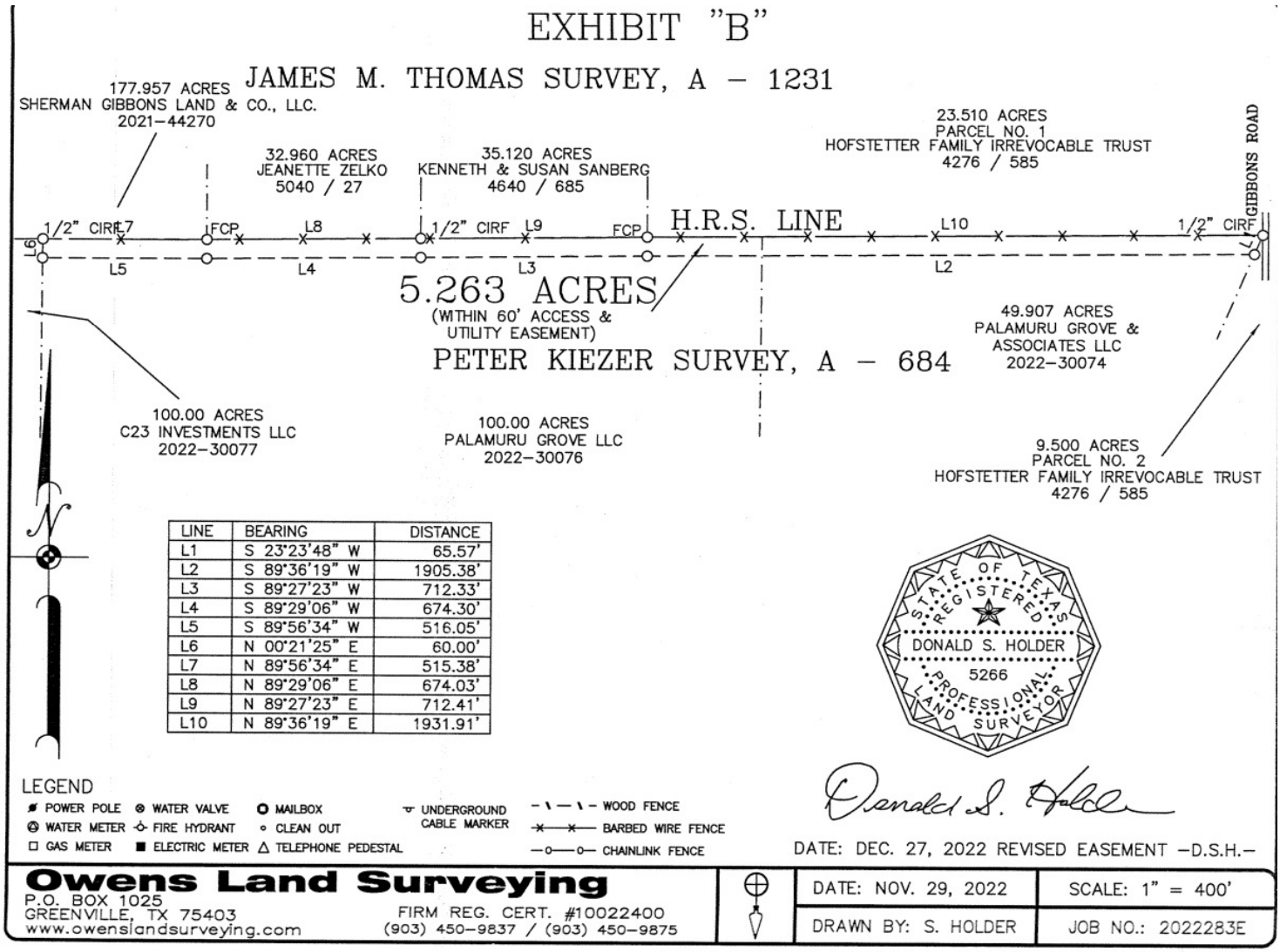

60 Foot Access & Utility Easement

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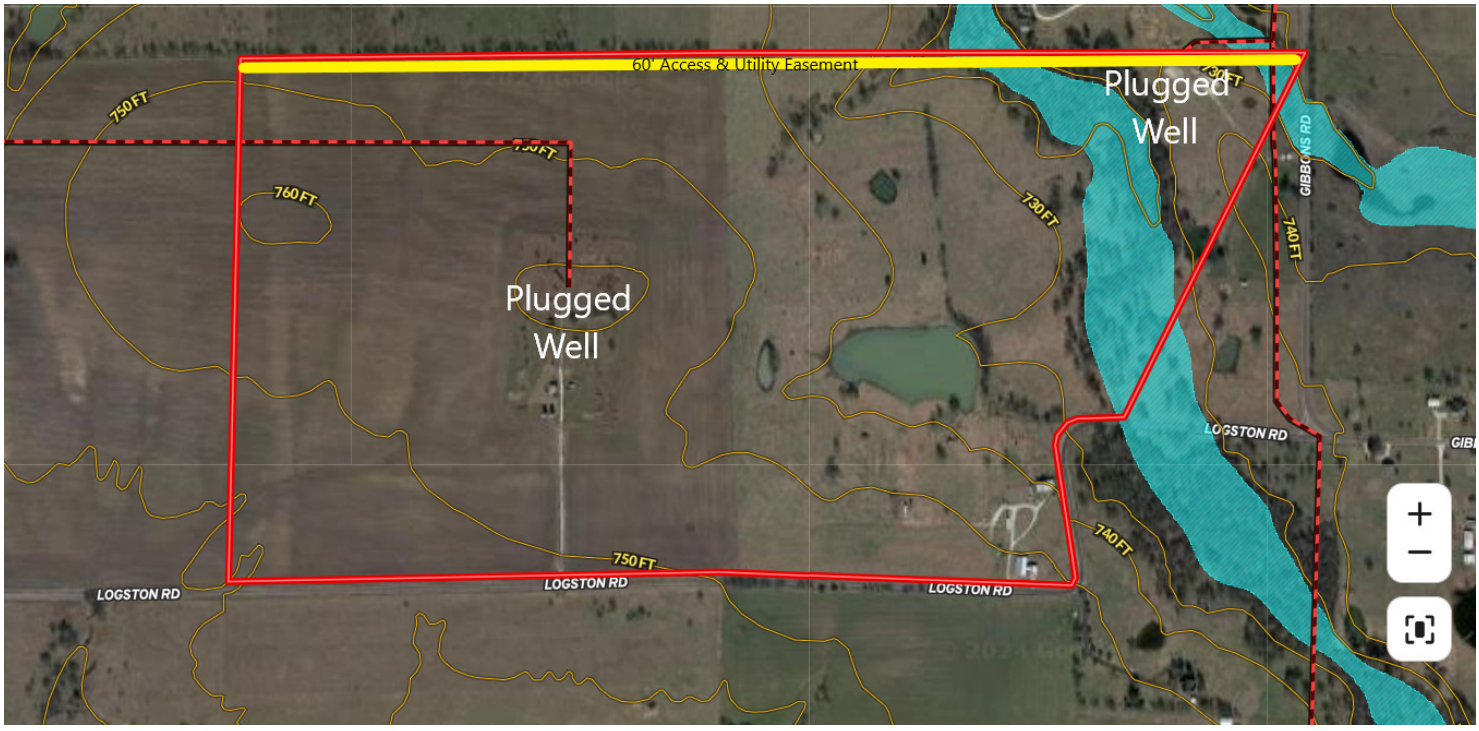

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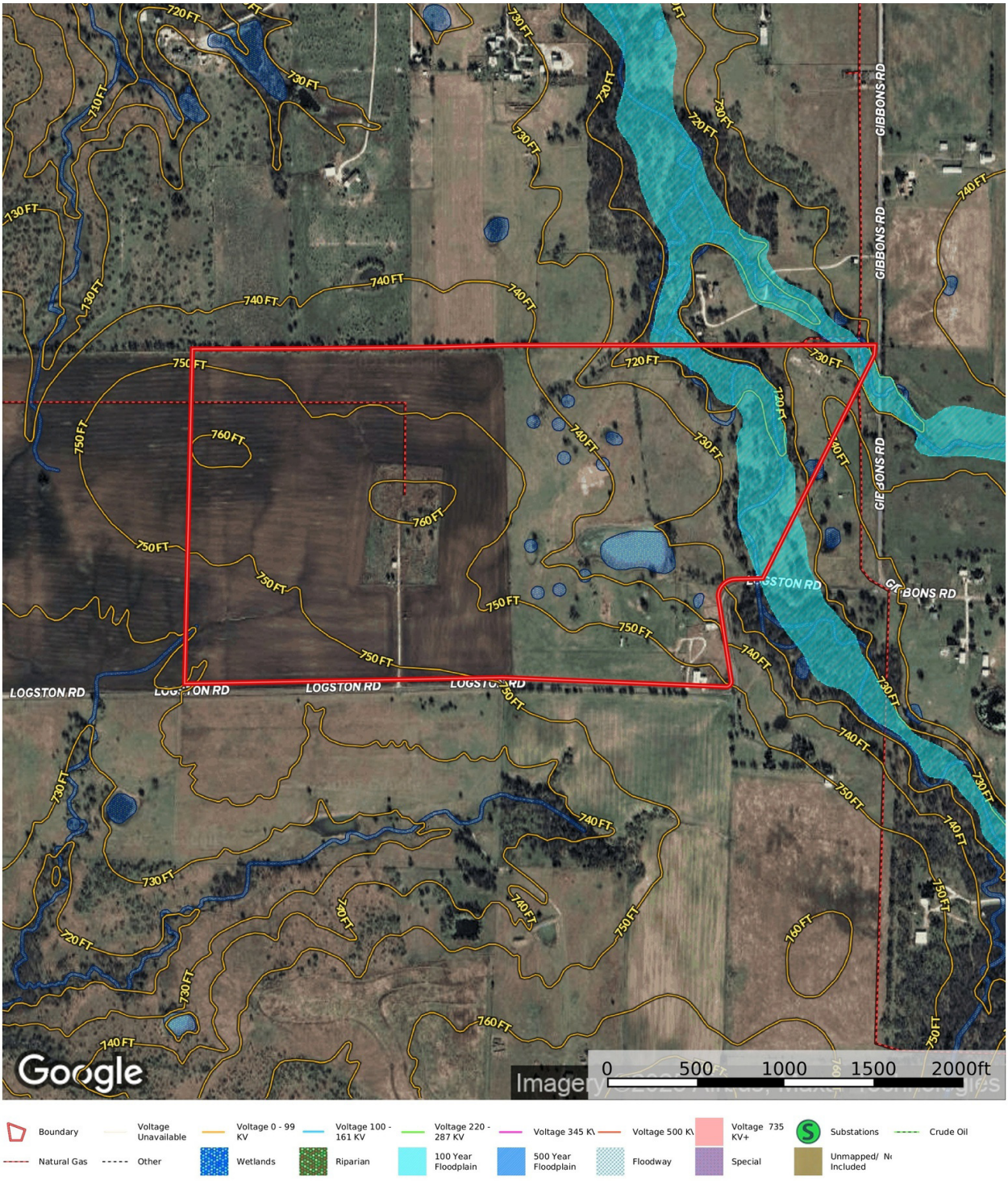

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Glasco Commercial Real Estate, LLC	9000772	grant@glascocommercial.com	214-448-0134
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Grant J Glasco	525556	grant@glascocommercial.com	214-448-0134
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 _____