

LAND FOR SALE - SHERMAN, TEXAS

PRIME DEVELOPMENT OPPORTUNITY

1300 - 1400 WEST TAYLOR STREET - SHERMAN, TX 75092

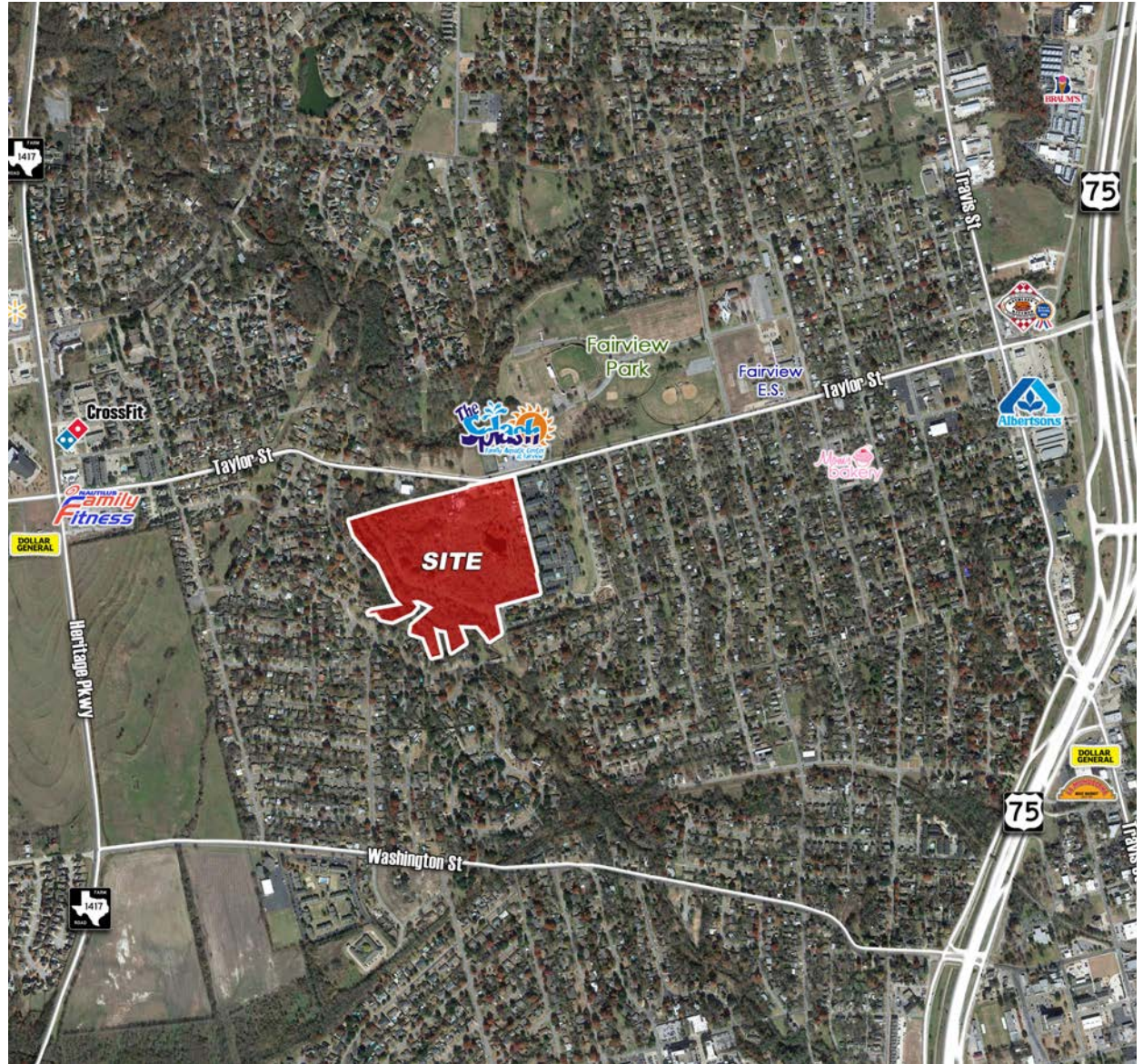
CAREY COX
A REAL ESTATE COMPANY

PROPERTY SUMMARY

SIZE 33.06 ACRES
DIVISIBLE NO
PRICE \$1,300,000

FEATURES

ZONING R-2 MULTI-FAMILY RESIDENTIAL DISTRICT
C-1 RETAIL BUSINESS DISTRICT
UTILITIES TO SITE
FRONTAGE 457.4'
HIGHLIGHTS LOCATED IN THE HEART OF WEST SHERMAN
1 MILE FROM HWY 75
BORDERED BY POST OAK CREEK AND ACROSS THE STREET FROM FAIRVIEW PARK



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321 N. Central Expressway, Suite 370 McKinney, TX 75070

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The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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SHERMAN LAND FOR SALE

Development-ready site in the heart of west Sherman. The site is bordered on the west by Post Oak Creek, and is located across the street from Fairview Park and The Splash Family Aquatic Center. Easy Access to US Hwy 75, Heritage Pkwy & US Hwy 82.

NEARBY BUSINESSES



DEMOGRAPHICS

2020 - ESRI Business Analyst	1-Mile	3-Mile	5-Mile
Total Population	9,921	39,341	48,538
Median Household Income	\$53,195	\$46,155	\$47,239

TRAFFIC COUNTS

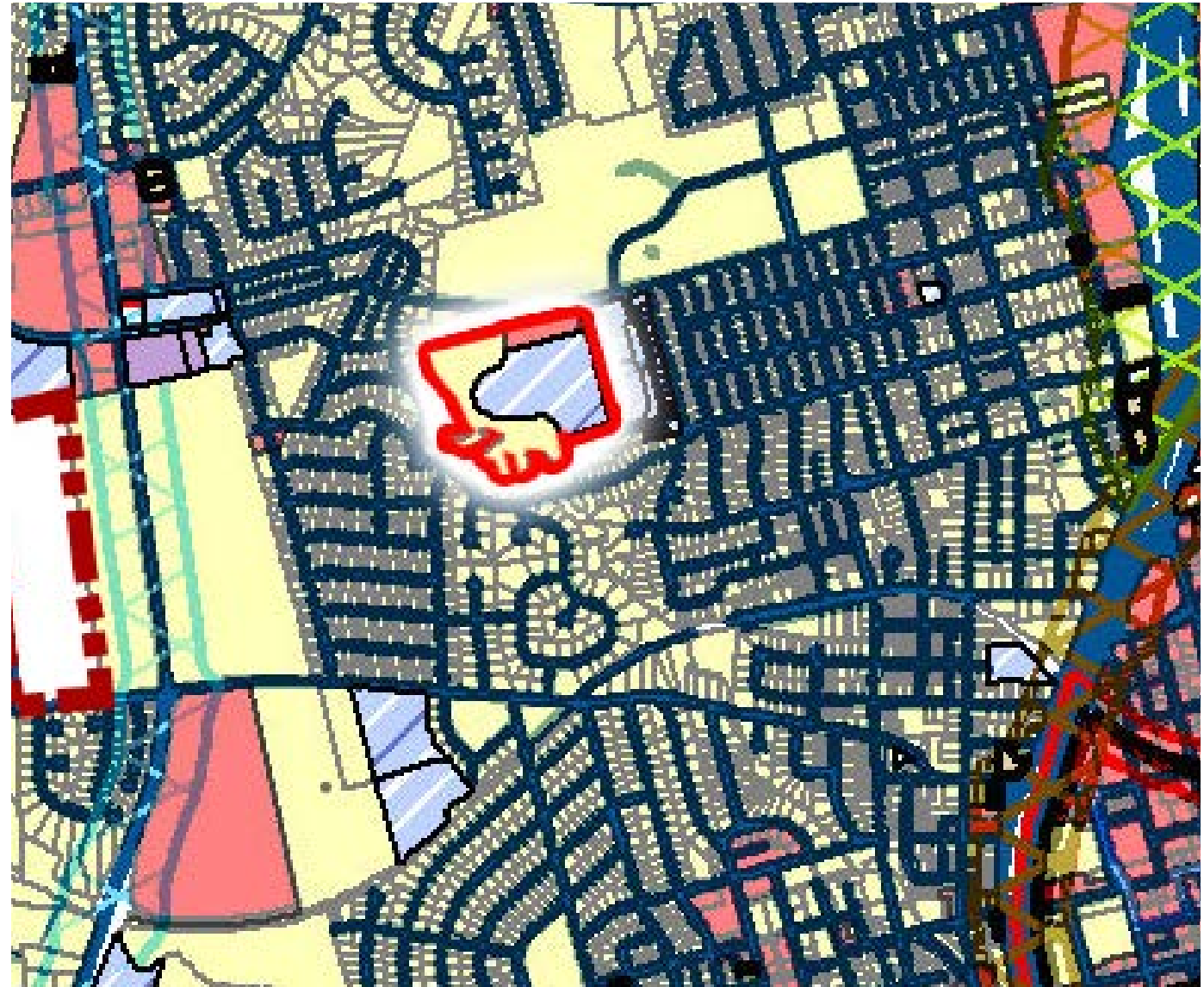
TAYLOR ST	4,300 VPD
HERITAGE PKWY	10,827 VPD

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ZONING MAP

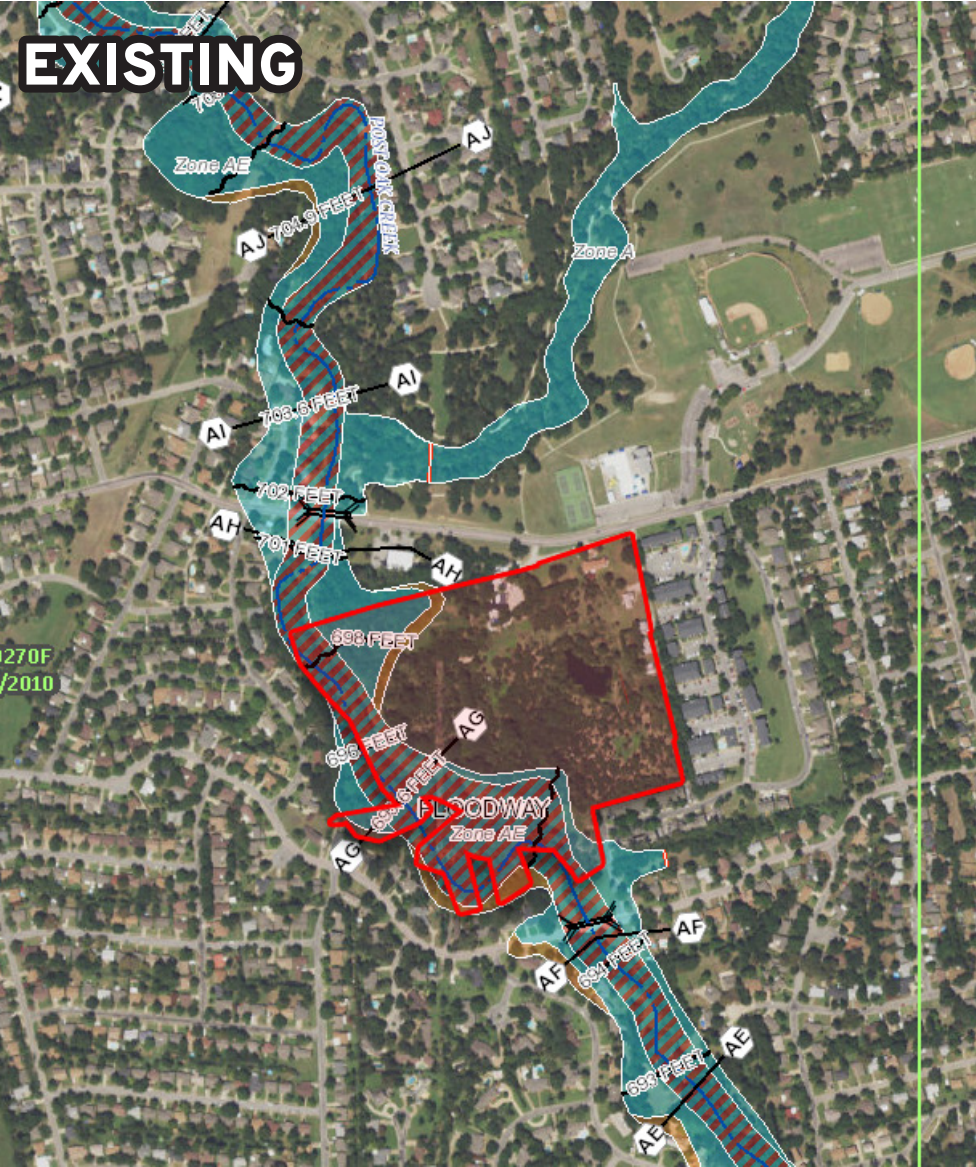
- C L SHERMAN CITY LIMITS
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- MH Manufacturing Housing District
- CO Office District
- C-1 Retail Business District
- C-2 General Commercial District
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- O 1 HIGHWAY 75 & 82 OVERLAY DISTRICT
- O 1.1 FM 1417 OVERLAY DISTRICT
- O 1.2 SAM RAYBURN FREEWAY OVERLAY DISTRICT
- C B D DOWNTOWN BUSINESS DISTRICT
- C P O COLLEGE PARK OVERLAY DISTRICT
- A & C ARTS & CULTURAL OVERLAY DISTRICT
- Blaylock Commercial District
- BIP Blalock Industrial Park



UTILITIES MAP



FEMA FLOOD HAZARD AREAS

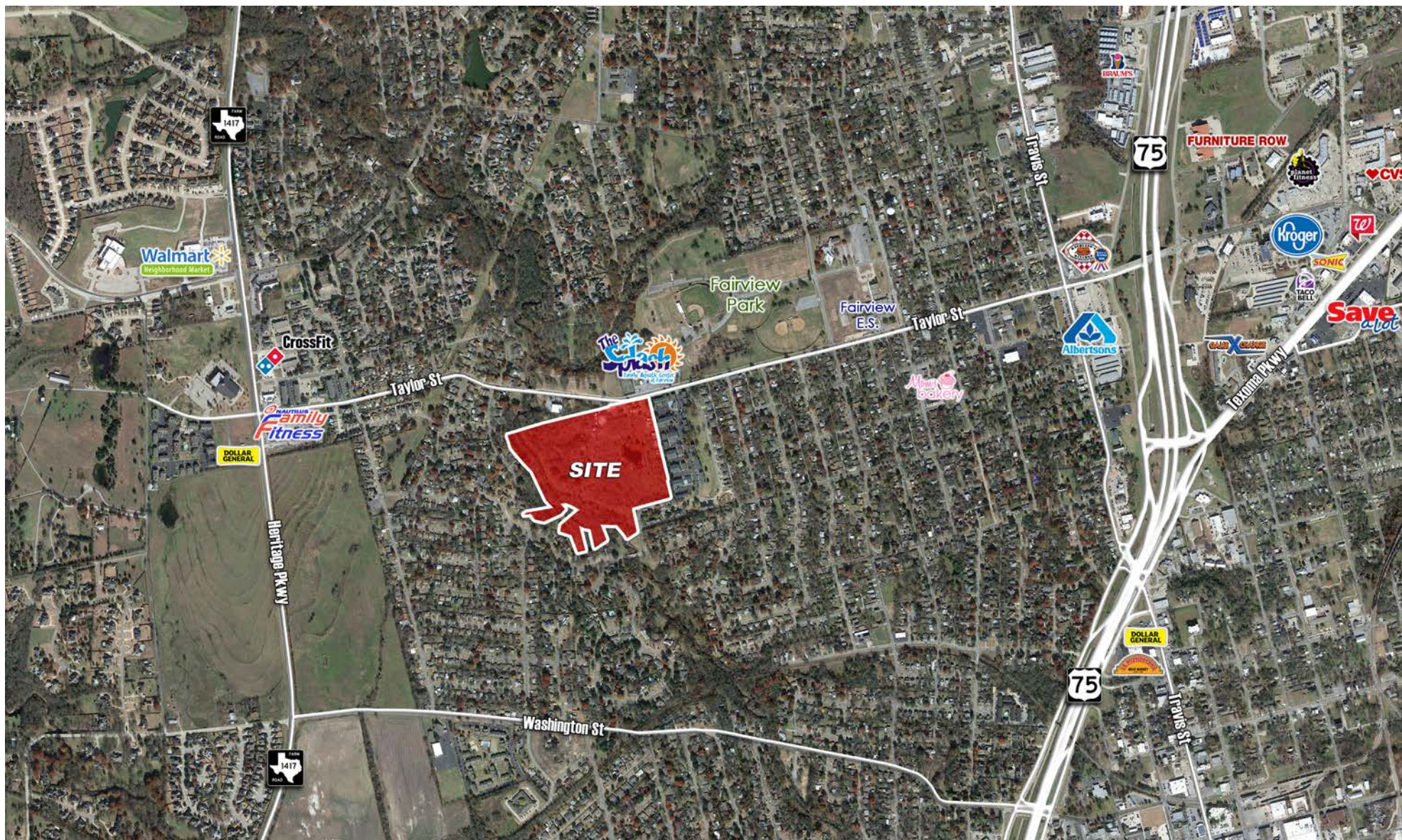


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SAMPLE MULTI-FAMILY RENDERING



PROPERTY SURROUNDINGS



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DFW METROPLEX LOCATION

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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.

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.

Carey Cox Company	385233	bcox@careycoxcompany.com	972-562-8003
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William "Bill" Cox	341788	bcox@careycoxcompany.com	972-562-8003
Designated Broker of Firm	License No.	Email	Phone
William "Bill" Cox	341788	bcox@careycoxcompany.com	972-562-8003
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