SRC
LOCAL MARKETS

0000 Gage Road

Sherman, TX

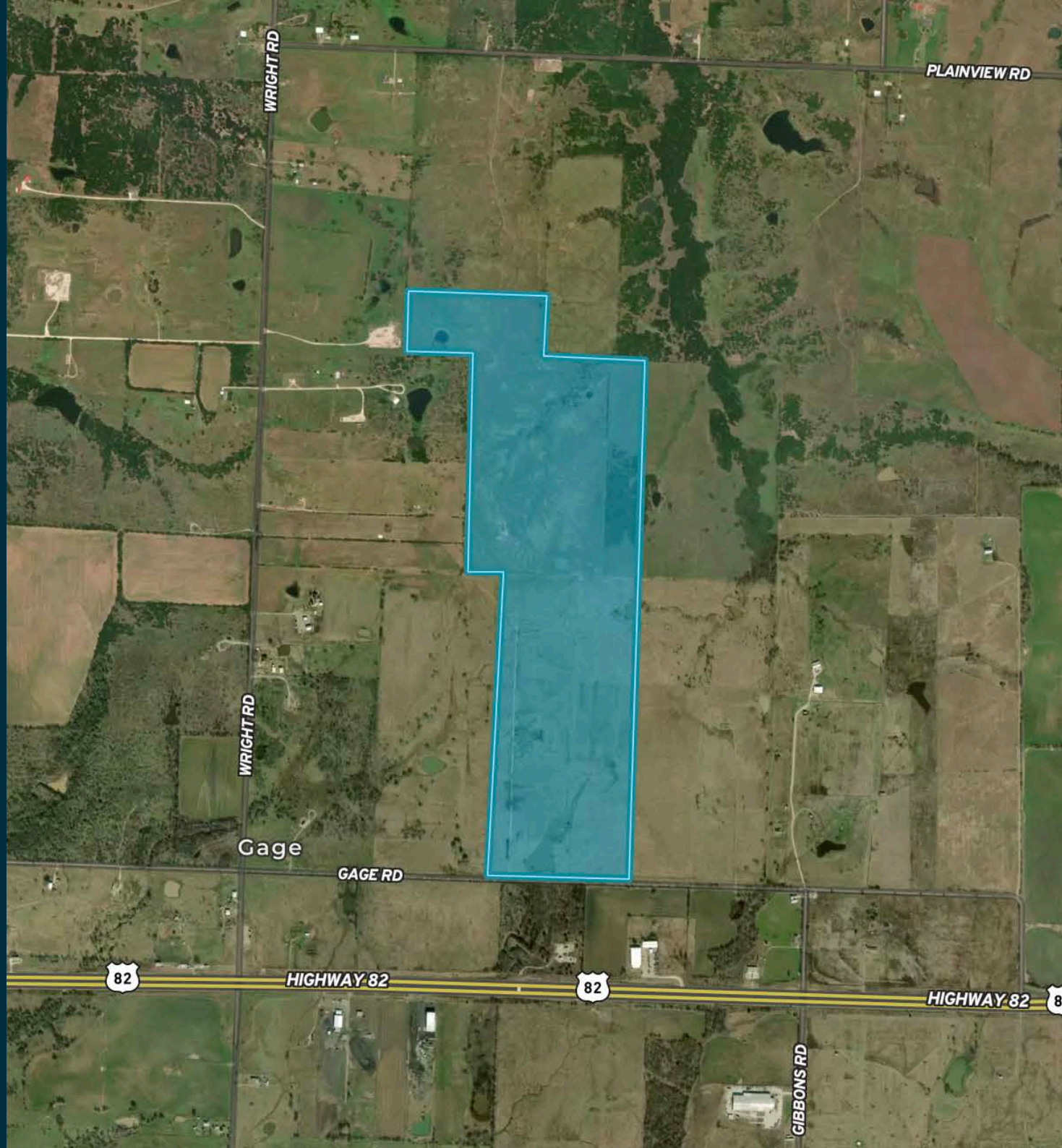
972.726.7000 | 100 Crescent Court, 7th Floor, Dallas, TX 75201 | srclm.com

Subject

Property

203± Acres

- Close Proximity to Hwy 82
- Property has no known restrictions
- Ag-Exempt
- Proposed Grayson County Expansion runs directly to the West of this property.
- Hwy 82 generates approximately 18,000 vehicles per day
- Approximately 20 minutes from Texas Instruments Sherman, TX
- Ideal investment for future development or immediate investment



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Property

Overview

Address: 0000 Gage Road, Sherman, Texas

County: Grayson County

Acres: 203±

Frontage: ±1,700 feet on Gage Road

Terrain: Level, Some trees

Utilities:Close-proximity

Access: Gage Road

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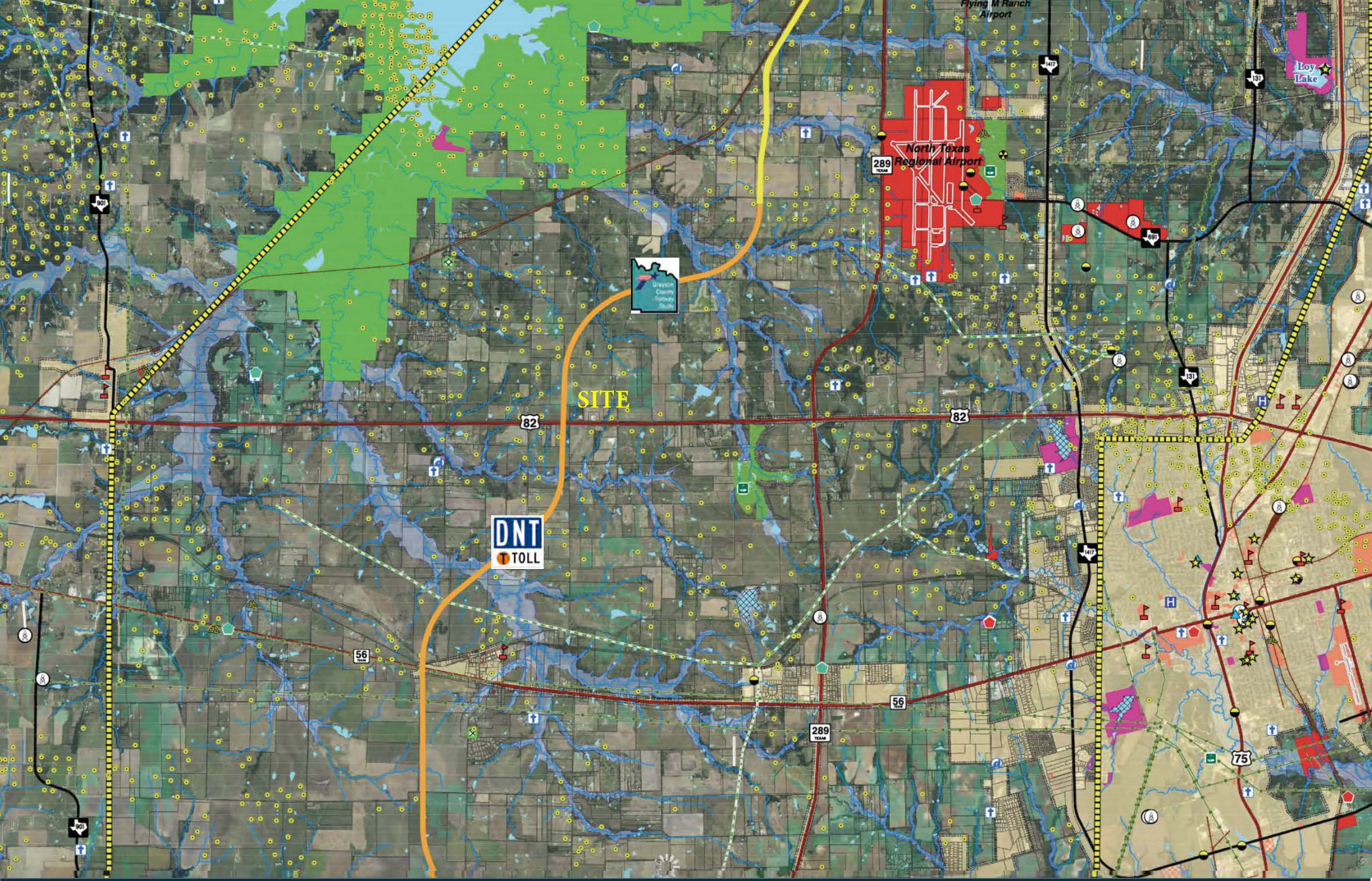

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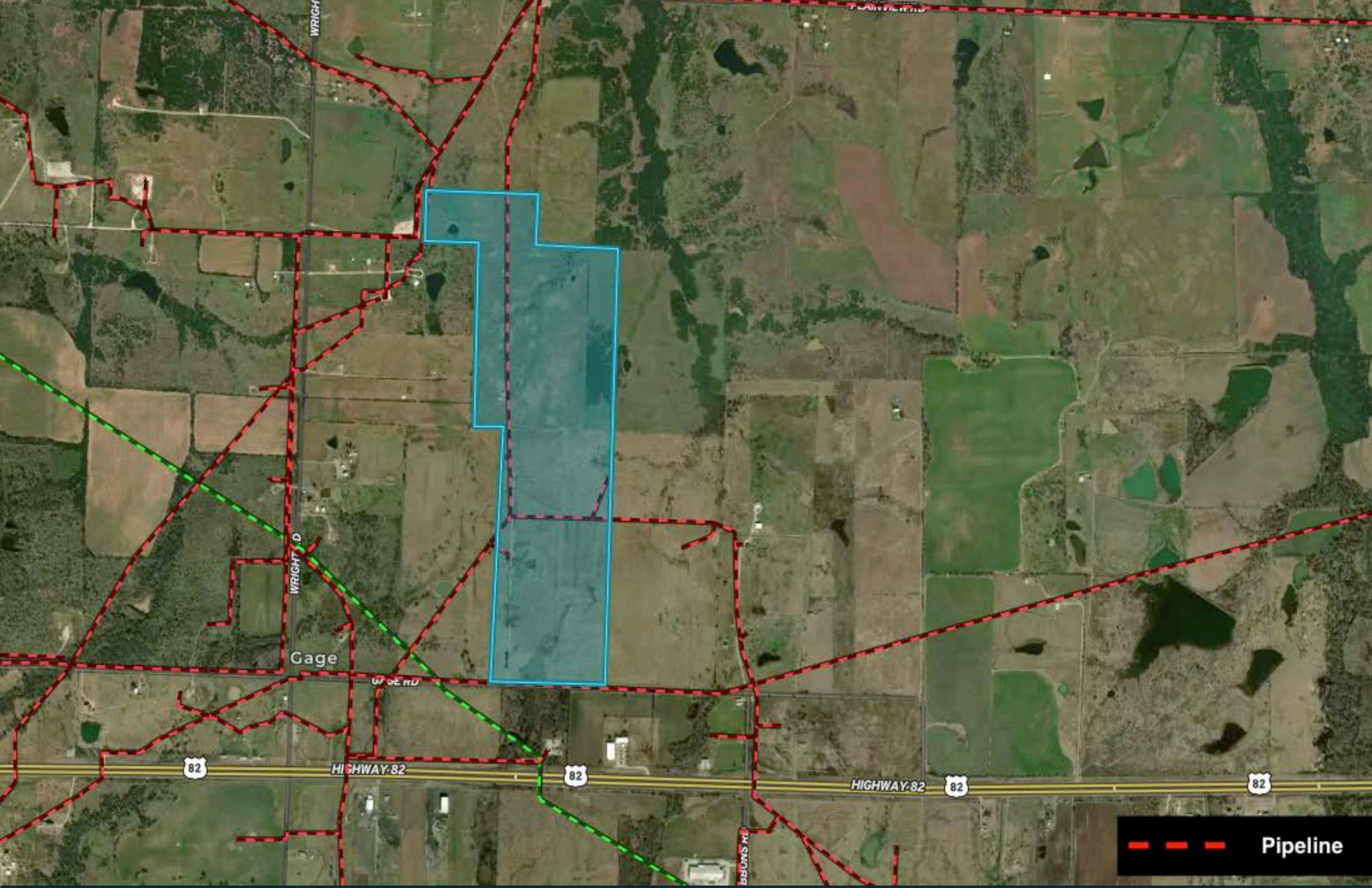

WRIGHT RD
Gage
HIGHWAY 82
82
Pipeline

SRC
LOCAL MARKETS

Local

Demographics

DEMOGRAPHIC SUMMARY

75092, Sherman, Texas 2

Ring of 1 mile

KEY FACTS

33

Population

13

Households

42.5

Median Age

$50,000

Median Disposable Income

EDUCATION

12%

No High School Diploma

32%

High School Graduate

36%

Some College

20%

Bachelor's/Grad/Prof Degree

INCOME

$66,999

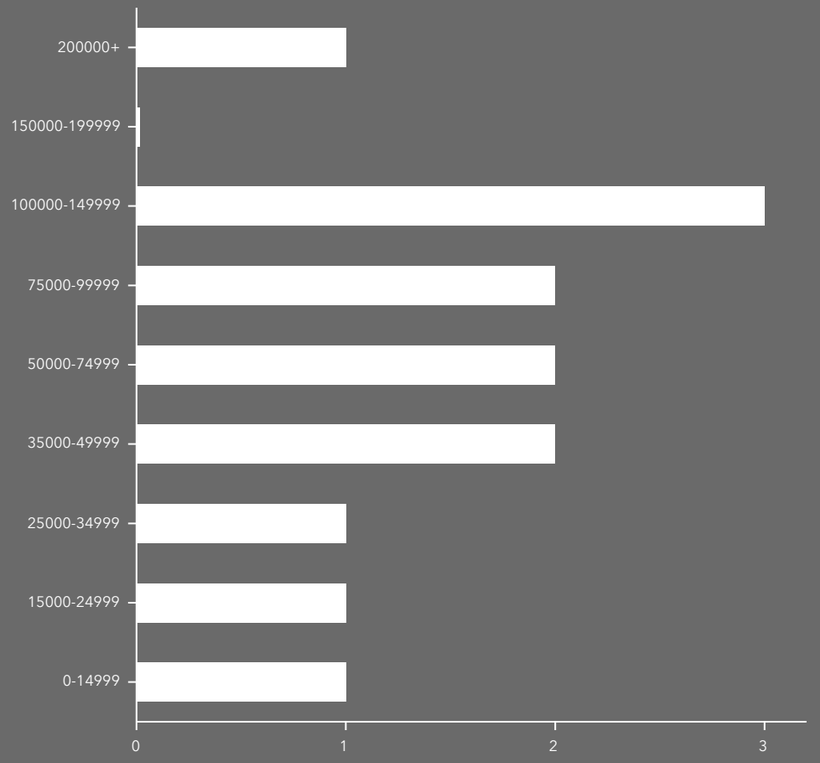
Median Household Income

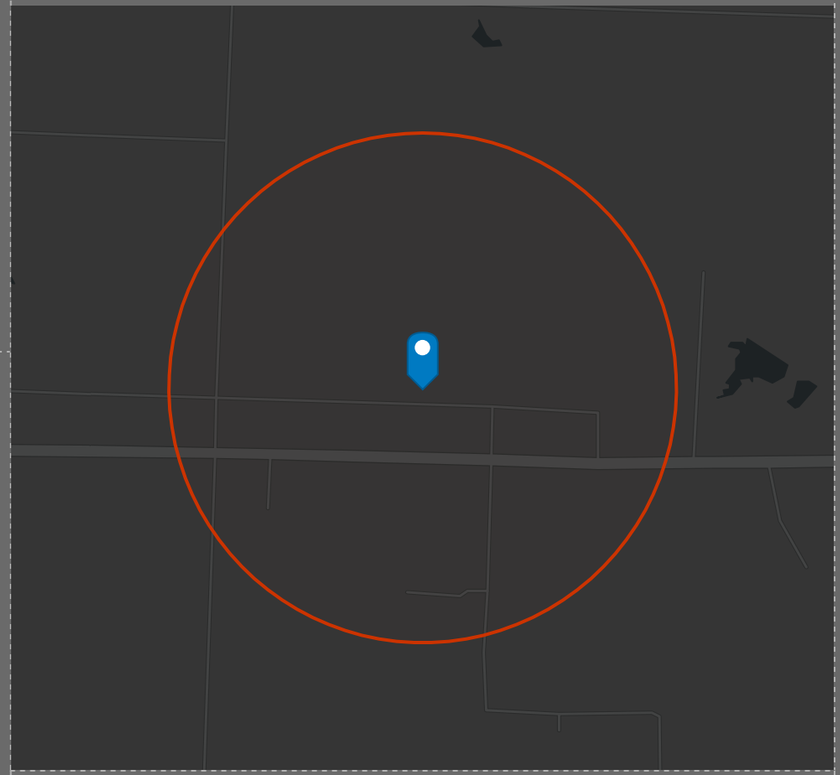
$30,222

Per Capita Income

$190,136

Median Net Worth





EMPLOYMENT

50%

White Collar

25%

Blue Collar

12%

Services

5.9%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

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DEMOGRAPHIC SUMMARY

75092, Sherman, Texas 2

Ring of 3 miles

KEY FACTS

928

Population

44.6

Median Age

354

Households

$57,023

Median Disposable Income

EDUCATION

12%

No High School Diploma

31%

High School Graduate

38%

Some College

19%

Bachelor's/Grad/Prof Degree

INCOME

$67,140

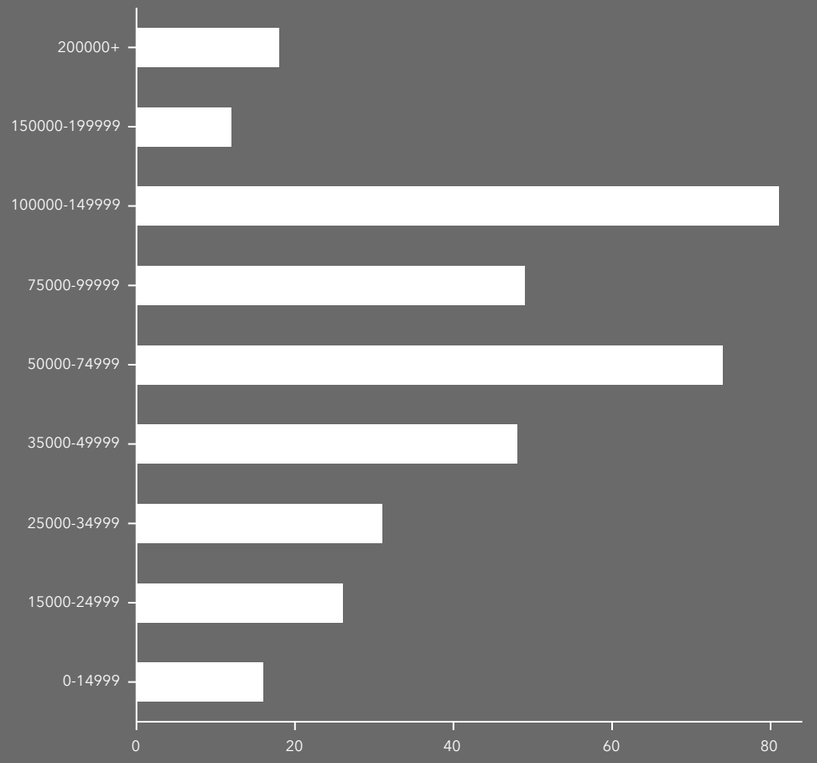
Median Household Income

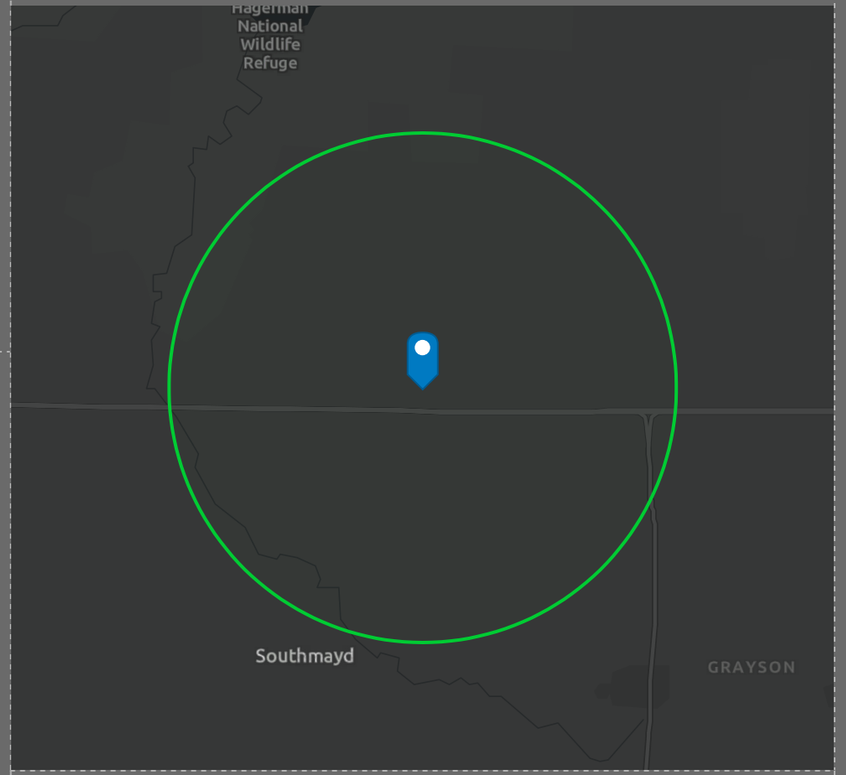
$32,646

Per Capita Income

$217,428

Median Net Worth





EMPLOYMENT

54%

White Collar

34%

Blue Collar

17%

Services

3.8%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

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DEMOGRAPHIC SUMMARY

75092, Sherman, Texas 2

Ring of 5 miles

KEY FACTS

2,933

Population

43.6

Median Age

1,096

Households

$59,621

Median Disposable Income

EDUCATION

11%

No High School Diploma

30%

High School Graduate

38%

Some College

22%

Bachelor's/Grad/Prof Degree

INCOME

$70,588

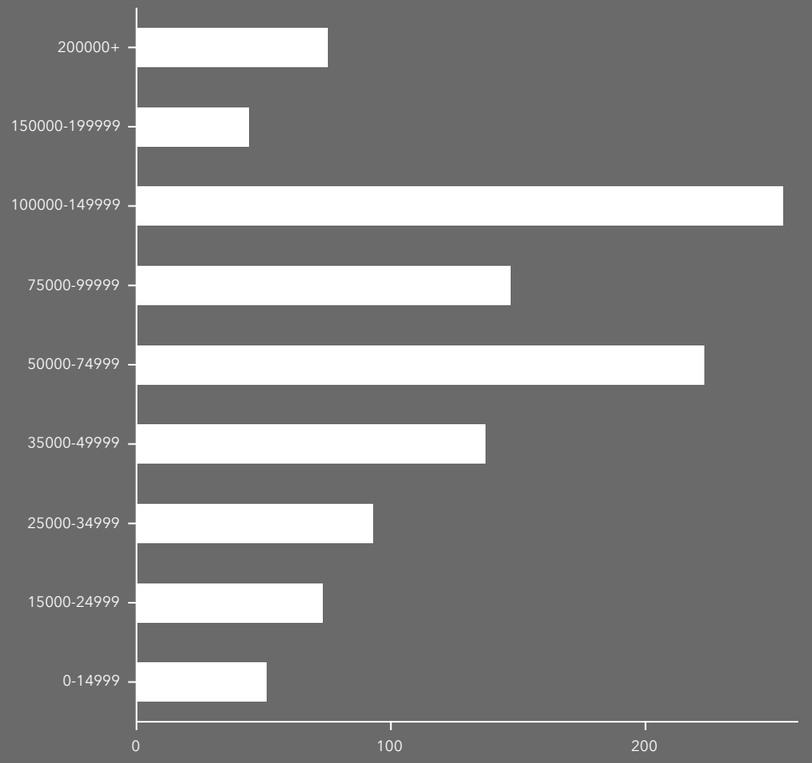
Median Household Income

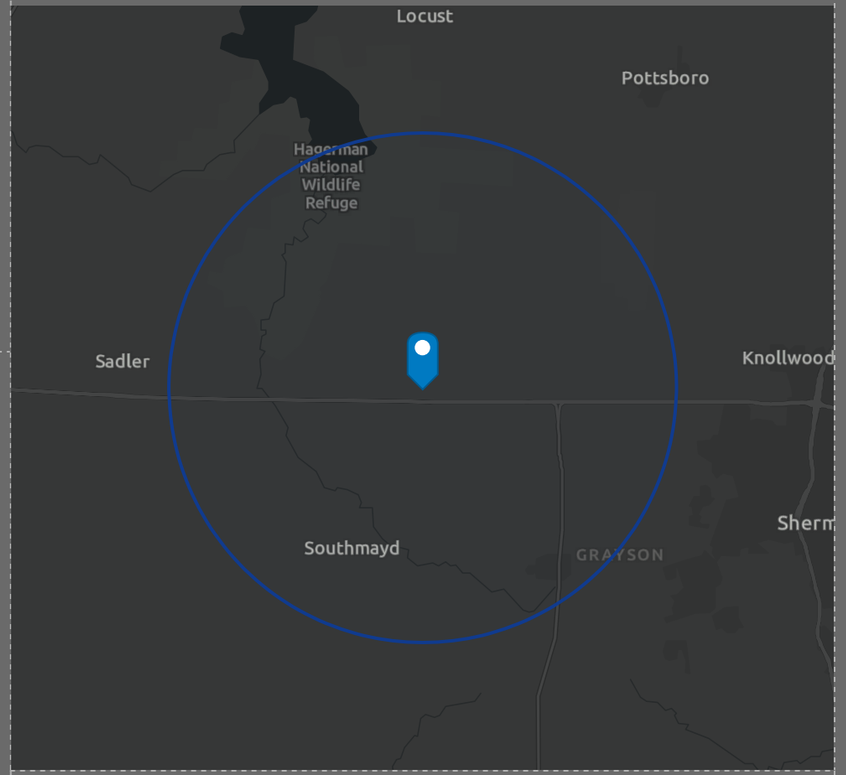
$35,139

Per Capita Income

$220,322

Median Net Worth





EMPLOYMENT

57%

White Collar

31%

Blue Collar

15%

Services

4.0%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

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Learn More

Why SRC Local Markets?

SRC Local Markets, LLC was started by two real estate veterans with the following goal in mind "To give our clients the highest level of customer service and to treat every client like they were our only client". Thousands of transactions later we are still guided by that one goal. We make sure that each and every one of our clients gets the same high level of customer services, access to decades of real estate expertise and a team of dedicated individuals that are committed to making sure that our clients real estate goals are achieved with every transaction. In addition, we have access to all of the top real estate research tools to use on our clients behalf, relationships with the top real estate marketing websites and even our own in-house real estate attorney that is available to our clients. Currently, SRCLM is marketing in excess of $100M in property for our clients nationwide.

Land

Disposition Group

About Us

SRCLM's Land Disposition Group serves individual, corporate, public, and private clients in ac-quiring and disposing of real property investments and developments. We pride ourselves on the 40 years of com-bined market knowledge our team has accrued in national and international commercial real estate markets. With this knowledge and foresight, we strive to strategically position our clients to achieve their real estate objectives. We offer extensive market analysis to our clients in order to provide them with the most up-to-date information re-garding their property's value.

Our Objective

Our objective is to provide each client with the utmost care and service. This is done through our personal and hands-on approach to real estate transactions. Each real estate professional assigned to your account is accessible 24/7 by e-mail or phone to assist with any questions or concerns.

Our Approach

Are you looking to invest or dispose of real estate assets? SRCLM has the knowledge and re-sources to analyze and assist you with your real estate needs. We'll assess your real estate portfolio and suggest solutions, including disposition of property, farm and ranch land and help with real estate investments.

When you choose SRCLM, a dedicated team of real estate professionals will serve as your partners, getting to know your specific needs and priorities. We place a premium on accurate, real-time data, and will closely analyze the market to identify and predict long-term trends. Empowered by this valuable data, we'll sit down with you to deter-mine the best course of action for you. From optimizing your real estate portfolio to negotiating contracts, SRCLM pro-vides the expertise you need to keep your real estate investments on point.

Get In Touch

Contact Information

Eric Glusing
President
Direct: 214.466.2881
Mobile: 469.360.6999
Email: eglusing@srcOnPoint.com

Clinton Dansby
Executive
Vice President
Direct: 214.466.2880
Mobile: 469.688.3993
Email: cdansby@srcOnPoint.com

Jessica Dansby
Vice President
Direct: 214.688.9849
Mobile: 214.578.5747
Email: jdansby@srclm.com

Disclaimer

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11-2-2015

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.

SRC Local Markets, LLC	9009875	info@srclm.com	972.726.7000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Eric R. Glusing	586293	eglusing@srclm.com	214.466.2881
Designated Broker of Firm	License No.	Email	Phone
Eric R. Glusing	586293	eglusing@srclm.com	214.466.2881
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jessica Dansby	680157	jdansby@srconpoint.com	214.466.2882
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____