



RE-STAR LLC

33.55°N, 96.73°W

Melton Rd

Stewart Rd

Dagnan Rd

Sperry Rd

WYATT Rd

9999 Wyatt Rd,
Sherman TX 75092
33.548107, -96.734535

**9999 WYATT RD, SHERMAN TX
75092**

Today's Agenda

- 1 **SUMMARY**
- 2 **SURVEY**
- 3 **POPULATION & EARNINGS**
- 4 **LISTING IMAGES**
- 5 **DRIVE TIME**

Why Sherman

TI selects Sherman for \$29 billion chip factory.

Texas Instruments has selected Sherman to host a 4.7-million-square-foot semiconductor fabrication plant. The facility will employ more than 3,000 people and contribute billions of dollars to the Grayson County economy. Apple bringing more jobs, and investment to Sherman Apple came to Sherman in 2017 through the company's Advanced Manufacturing Fund, which helped transform a 700,000-square-foot building into a high-tech the manufacturing facility, creating hundreds of local jobs.

Sherman wins new \$5B GlobiTech semiconductor manufacturing facility.

Sherman just won another high-profile multi-billion-dollar silicon wafer plant for its city, according to a news release. Texas Governor Greg Abbott announced today that GlobiTech will build an additional manufacturing facility in Sherman that will provide silicon epitaxy products and services for the company. The project could create 1,500 new jobs and potentially generate up to \$5 billion.



Great opportunity for a developer or someone that wants to have a country lifestyle. this land has lots of potential and it is 5+ miles to Gunter and 10+ miles to Sherman. this would be a great future development track for an RV Park. the future part of the Dallas North Tollway will pass in the vicinity if the property. the land is near the intersection of Perry Rd, and Howee Rd, Texas, this is 1.5Mile Preston and closer to the proposed DNT. Ag exempt. and located near Sherman. it is readily positioned for quick and easy access to the DFW metroplex.

This land is 140.500 acres located at Wyatt Rd.



ADDRESS

9999 Wyatt Rd, Sherman TX 75092



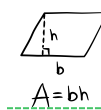
INTERSECTION

Preston Rd 289



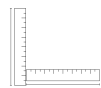
SCHOOL DISTRICT

S and S cons ISD



SITE AREA ACREAGE

140.500 Acres



SITE AREA SFT

6,120,180 SFT



COUNTY / CITY /STATE

GRAYSON /SHERMAN / TEXAS



CURRENT ZONING

UNZONED



CURRENT USE

RAW LAND



POTENTIAL USES

DEVELOPMENT



LEGAL DESCRIPTION

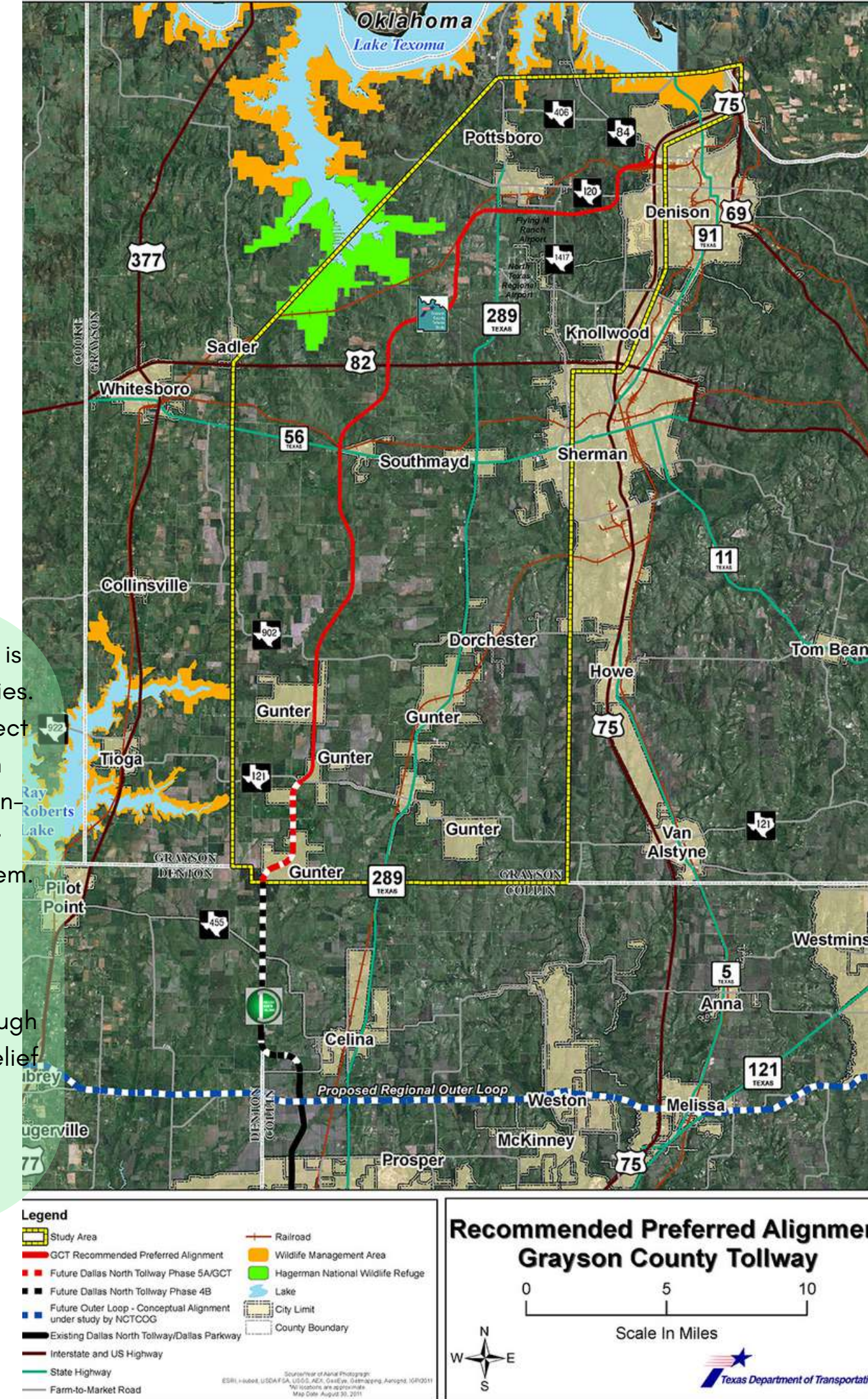
G-1129 SMITH J R A-G1129,
ACRES 140.537

What's going on with the Dallas North Tollway..?

The future Dallas North Tollway Phase 4 project will extend the tollway 13.7 miles north of U.S. 380. When this expansion is complete, it will provide a direct link between downtown Dallas and growing areas in Collin, Denton, and Grayson counties. What's the current status of the Dallas North Tollway Expansion? DNT Phase 4 began in February 2020. The Phase 4 project will extend the tollway 13.7 miles north of US 380. When this extension is complete, it will provide a direct link between downtown Dallas and growing areas in Collin, Denton, and Grayson counties. Phase 4 extension that straddles the Collin-Denton county line from FM 428 in Collin County to the Grayson County line. The county alignment provides a greater economic development benefit for most of the region, requires less right of way, and follows an existing county road system.

Is the Dallas North Tollway going through Denison, TX?

The Texas Department of Transportation is currently performing a study on the expansion of the Dallas North Tollway through Gunter, TX, and into Denison, TX. The proposed project would extend the proposed tollway 37 miles and provide traffic relief to US 75. Dallas-Fort Worth is projected to expand north and this project would accommodate that shift, provide an alternative for truck traffic and provide an easier access to Sherman, Denison, and Lake Texoma.



SURVEY / COUNTY DETAILS

GRAYSON COUNTY

Grayson County is a county in the U.S. state of Texas. As of the 2020 census, its population was 135,543. The county seat is Sherman. The county was founded in 1846 and is named after Peter Wagener Grayson, an attorney general of the Republic of Texas. Grayson County is included in the Sherman-Denison metropolitan statistical area, which is also included in the Dallas-Fort Worth-Arlington, combined statistical area. It is also part of the Texoma region, with proximity to Lake Texoma and the Red River.

Historical Population

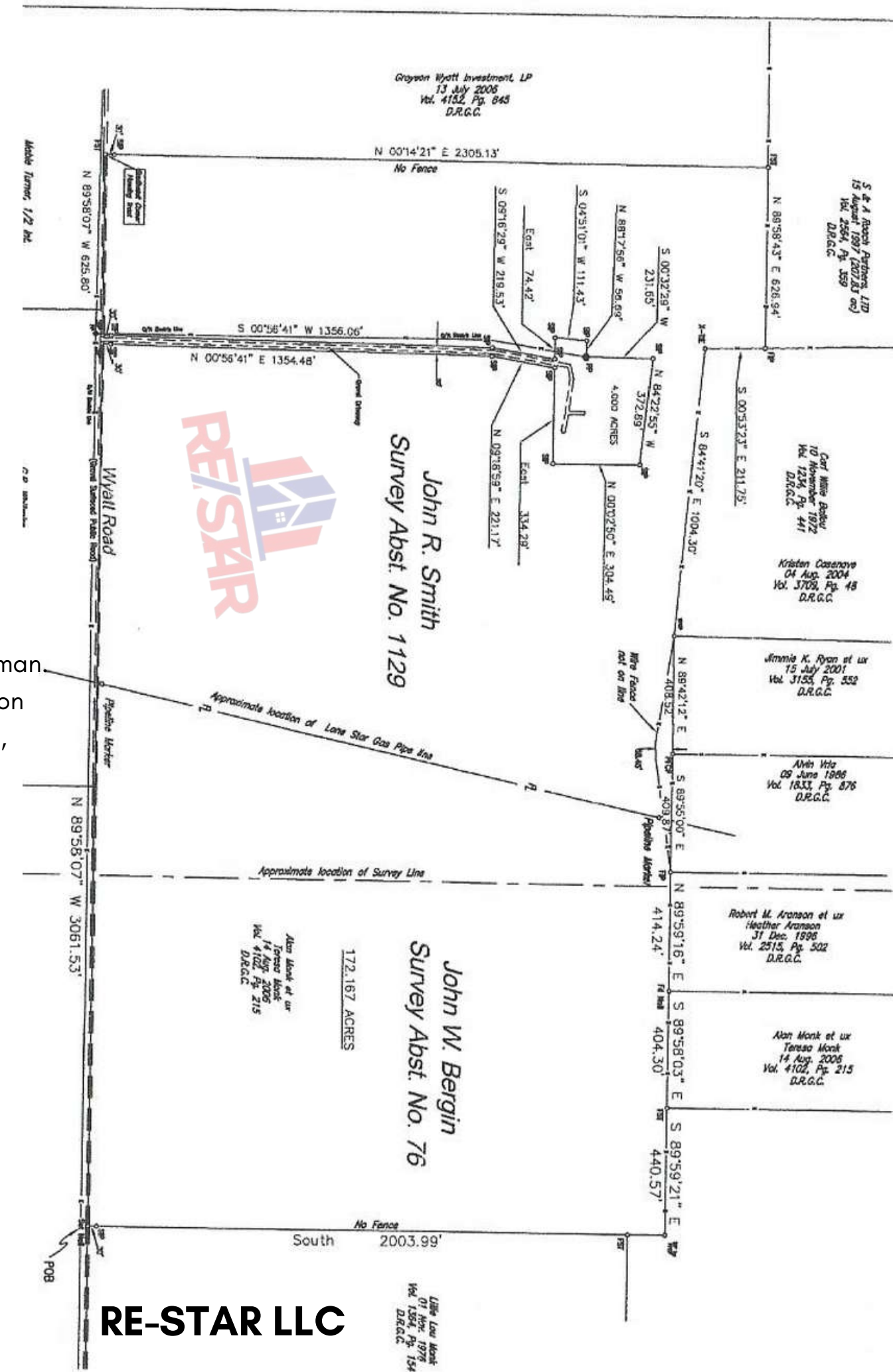
Census	Population	Growth %
1990	95,021	5.8%
2000	110,595	16.4%
2010	120,877	9.3%
2020	135,543	12.1%

MAJOR HIGHWAYS

U.S. Highway 69
U.S. Highway 75
U.S. Highway 82
U.S. Highway 377
State Highway 5
State Highway 11
State Highway 56
State Highway 91
State Highway 160
State Highway 289
Texas Spur 503

Adjacent counties

Marshall County, Oklahoma (north)
Bryan County, Oklahoma (northeast)
Fannin County (east)
Collin County (south)
Denton County (southwest)
Cooke County (west)
Love County, Oklahoma (northwest)





SHERMAN, TEXAS

Sherman is a U.S. city in and the county seat of Grayson County, Texas. The city's population in 2020 was 43,645. It is one of the two principal cities in the Sherman-Denison metropolitan statistical area, and it is part of the Texoma region of North Texas and southern Oklahoma

HISTORICAL POPULATION

Census	Population	Growth %
2000	35,082	11.0%
2010	38,521	9.8%
2020	43,645	13.3%

TRANSPORTATION

- U.S. Highway 75 Oklahoma to Dallas
- U.S. Highway 82 east-west: Georgia to New Mexico
- SH 56 east-west: Honey Grove to Whitesboro
- SH 91 north-south: Achille, Oklahoma to Sherman
- SH 11 east-west: Linden to Sherman
- FM 1417 north-south: Denison to Sherman
- FM 691 east-west: Sherman to North Texas Regional Airport
- FM 131 north-south: Denison to Sherman
- FM 697 east-west: Whitewright to Sherman

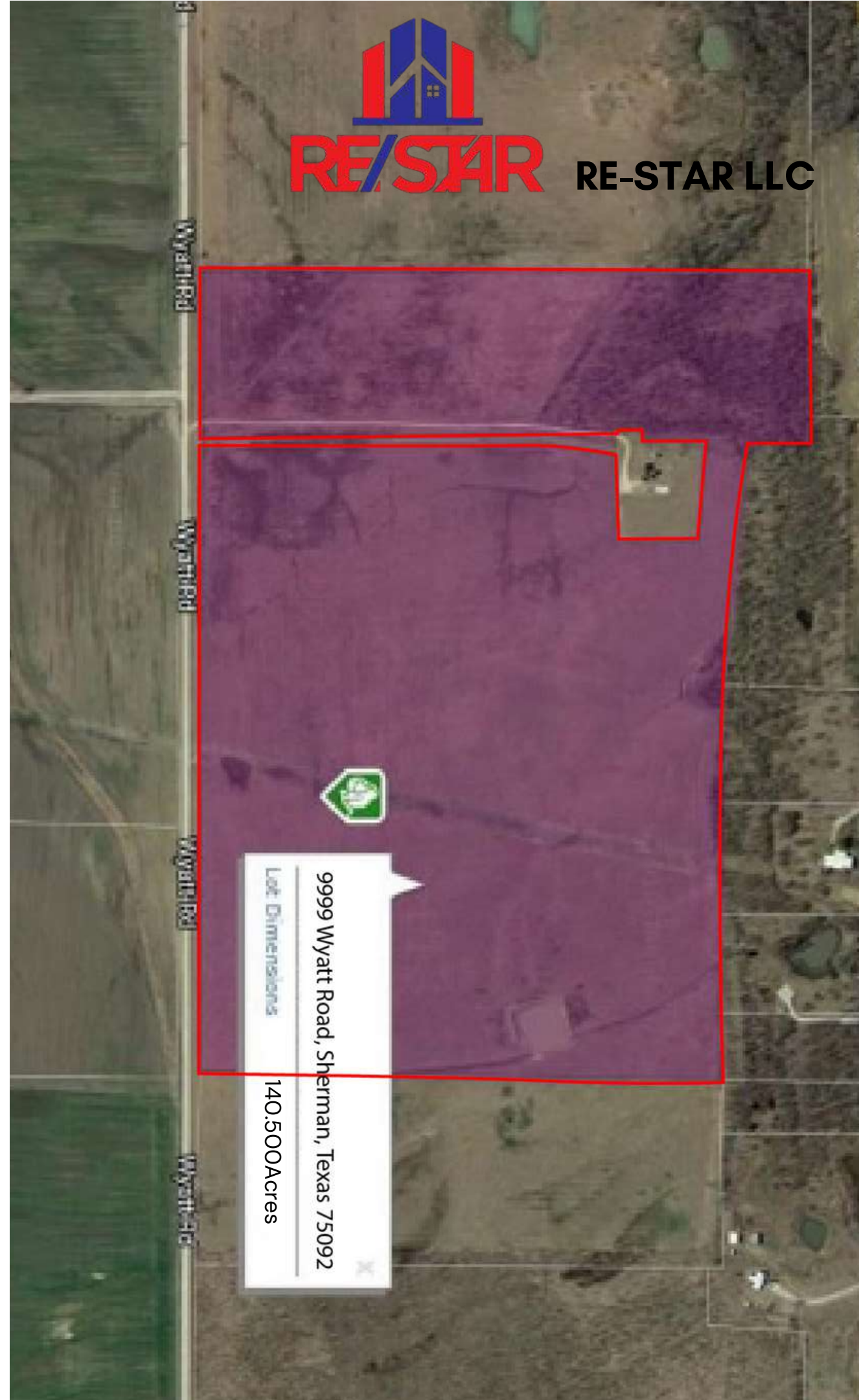
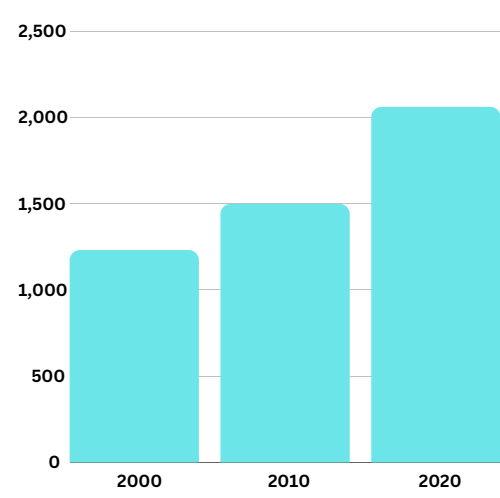


GUNTER, TEXAS

Gunter is a city in the southwestern corner of Grayson County, Texas, United States. The population was 2,060 at the 2020 census, up from 1,498 at the 2010 census. It is part of the Sherman-Denison metropolitan area.

HISTORICAL POPULATION

Census	Population	Growth %
2000	1,230	37.0%
2010	1,498	21.8%
2020	2,060	37.5%



LISTING GALLERY





RE-STAR LLC

DRIVE TIME

9999 WYATT ROAD, SHERMAN, TEXAS 75092

GUNTER	9.3 Miles	12 Min Drive
HOWE	10 Miles	14 Min Drive
SHERMAN	11.7 Miles	16 Min Drive



CONTACT US



PHONE : 214 - 455 - 7623



E-Mail : venkat@re-star.us



Mailing Address: 500 Cowboys Way,
Ste #300 Frisco, TX
75034

