

## ADDITIONAL PROPERTY INFORMATION

EXCELLENT LOCATION! Here is approximately 23 acres that is cultivated farmland with no FEMA determined floodplain and has agricultural exemptions. This property has a tremendous amount of potential for the investor. It is located approximately 1.3 miles south of Howe with 1,200 ft. of frontage on State HWY 5, and 781 ft of frontage on Old Patterson RD. Sherman's population is projected to double by 2025 and is projected to double in a few years and is quickly becoming a new hub for semiconductor production with the expansion of Texas Instruments and Globitech. Being located just east of HWY 75, it is readily positioned for quick and easy access to the DFW Metroplex.

### Additional Information:

- There is not a current survey available.
- The property is under 4 Grayson County Tax ID's: 255625, 255627, 132249, 132250.
- Tax ID's 255625 and 255627, the owner of record is JP Norman LLC. Tax ID's 132249 and 132250, the owners of record are Jean and Alton Norman. For contractual purposes, two offers must be written. One for each owner of record. Each is contingent upon each other for closing. For additional information, contact the listing agent who is related to the sellers.
- Tax ID # 255627 and 132250 are located within the city limits of Howe and is zoned SF-2. *(These two are located on State Highway 5, and the remainder are located on Old Patterson Road).*
- The owners are the tenant farmers, who have the right to harvest the crops growing on the property and retain the crop proceeds.

***Information deemed reliable, but not guaranteed.***