

# Prairie View Estates ±213.32 AC Available

SEC of Spalding Rd & Frog Pond Rd  
Sherman, Texas 75092



## Highlights:

- Prairie View Estates is a upcoming residential land plot with approximately ±213.32 acres available.
- Located less than 6 miles east of Whitesboro, TX & 12 miles west of Sherman, TX
- Less than 16 miles south of the Oklahoma Border, and 6 miles Southwest of Lake Texoma
- Ideal for Residential development, with multiple development projects opening up east and west of the property
- Direct access to Spalding Rd, and less than 1.5 miles

## Demographics:

	1 mile	3 mile	5 mile
2022 Population	37	1,193	3,266
Daytime Population	22	883	2,550
Average HH Income	\$99,986	\$97,787	\$93,677

## Usage:

Residential

## Available:

±213.32 Acres

## Traffic Counts (TXDOT 2021):

TX-289: 6,788 VPD  
US-82: 20,796 VPD

## Price:

Call for Pricing

## For More Information:

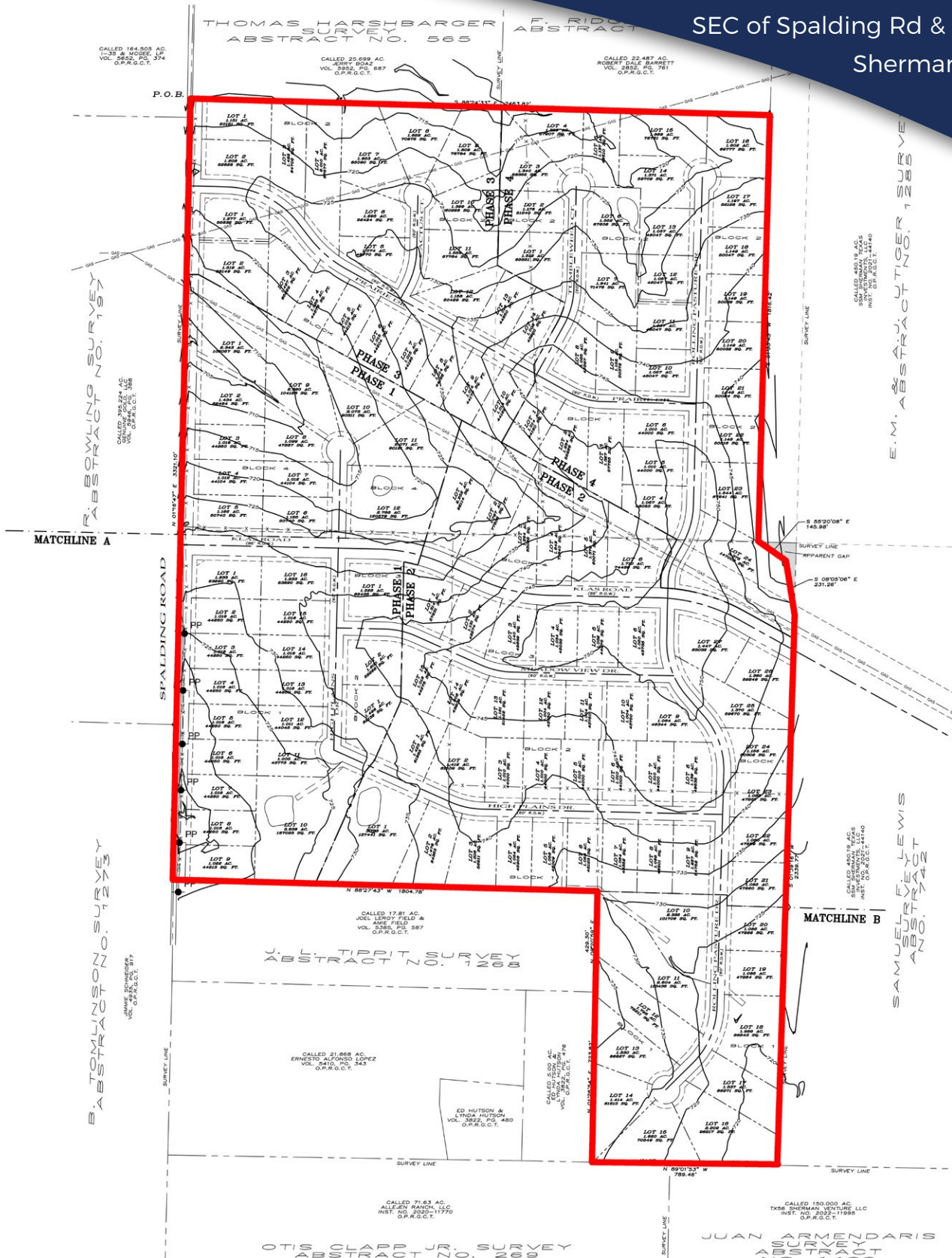
**Eric Rhoades**

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903.814.8281

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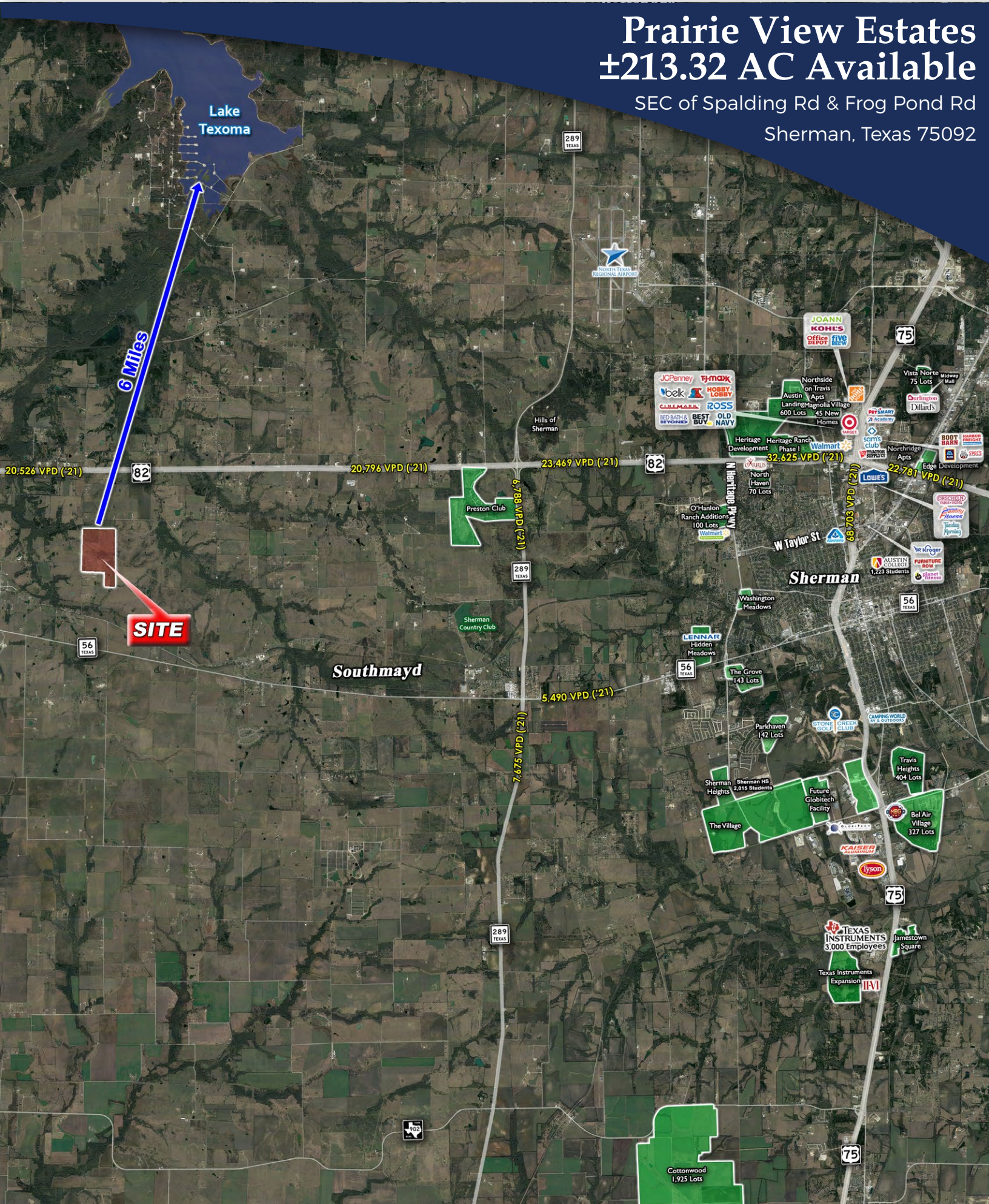
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6 Miles

**SITE**

20,526 VPD ('21)

20,796 VPD ('21)

23,469 VPD ('21)

6,788 VPD ('21)

5,490 VPD ('21)

7,675 VPD ('21)

32,625 VPD ('21)

22,781 VPD ('21)

68,703 VPD ('21)

Southmayd

Sherman

Cottonwood  
1,925 Lots

The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any 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.



# Grayson County

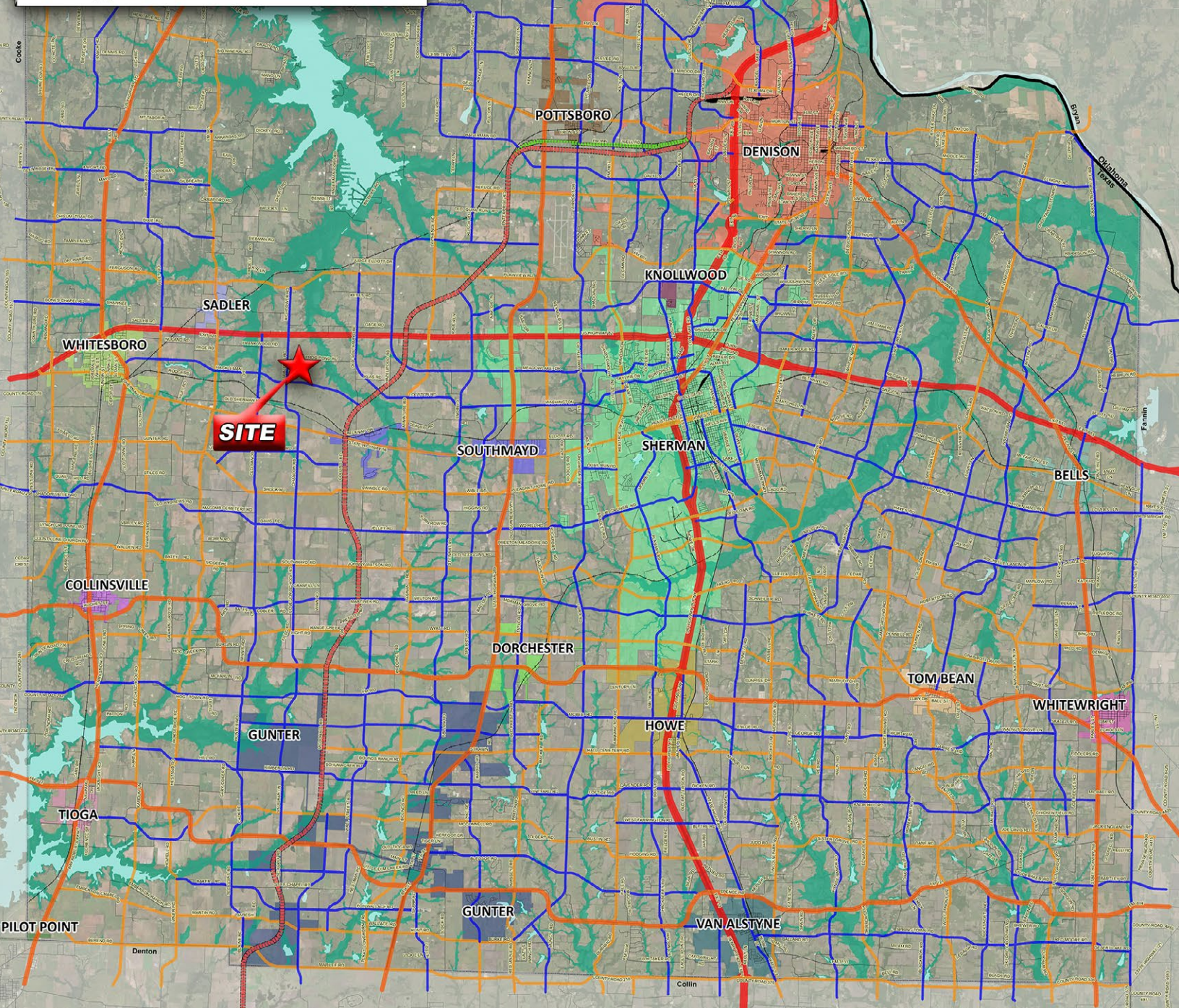
## Thoroughfare Plan 2018 Update Sherman-Denison Metropolitan Planning Organization

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### Legend

Thoroughfare Plan	Grayson County FEMA Floodplain	City Limits	HOWE	SOUTHMAYD
Tributary	A	BELLS	KNOLLWOOD	TIOGA
Tributary - Alternate Route	B1	COLLINSVILLE	PILOT POINT	TOM BEAN
Intercity	Lakes	DENISON	POTTSBORO	VAN ALSTYNE
Principal Arterial		DORCHESTER	SADLER	WHITESBORO
Major Arterial		GUNTER	SHERMAN	WHITEWRIGHT
Minor Arterial				
Highways				



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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:
  - 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate’s Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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