

For Sale

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One Grand Center
1800 Teague Drive
Sherman, TX



Property Details:

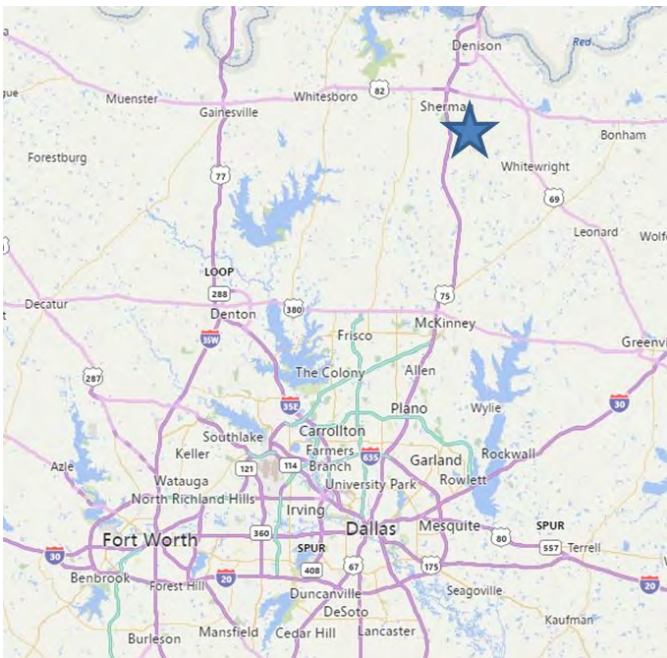
For Sale:	\$2,500,000.00
Building Area::	60,117 SF
Number of Floors:	5 Floors
Year Built:	1982
Parking:	
Construction Type:	Concrete Tilt Wall and Glass Exterior Walls
Land Area:	2.61 Acres
Zoning:	M-1, Light Manufacturing District

Location:

One Grand Center is located a half mile east of US HWY 75 off of Texoma Parkway in Sherman, Texas. The office is conveniently located near shopping and dining with easy access to US 75, US 82 and Texoma Parkway.

Market:

Sherman, Texas is situated in north Texas, approximately 40 miles north of the Dallas-Fort Worth metroplex. The city is along the US 75 growth corridor and is also served by major east-west highway US 82. Sherman is a city in and the county seat of Grayson County. It is also one of two principle cities in the Sherman-Denison Metropolitan Statistical Area and a part of the Texoma region. Sherman is a primary city for manufacturing, business, retail, government and professional services for the metropolitan area that encompasses parts of Texas and Oklahoma. Information provided by SEDCO.



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Collin Flynn, CCIM
972-562-9988

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The information contained herein was obtained from sources believed to be reliable. It is subject to verification by the purchaser. The sale offering is made subject to errors, omissions, change of price, prior sale, or withdrawal. In accordance with the law, this property is offered without respect to race, color, creed, sex, national origin, physical limitations, or familial status. Sub-agency is not recognized.



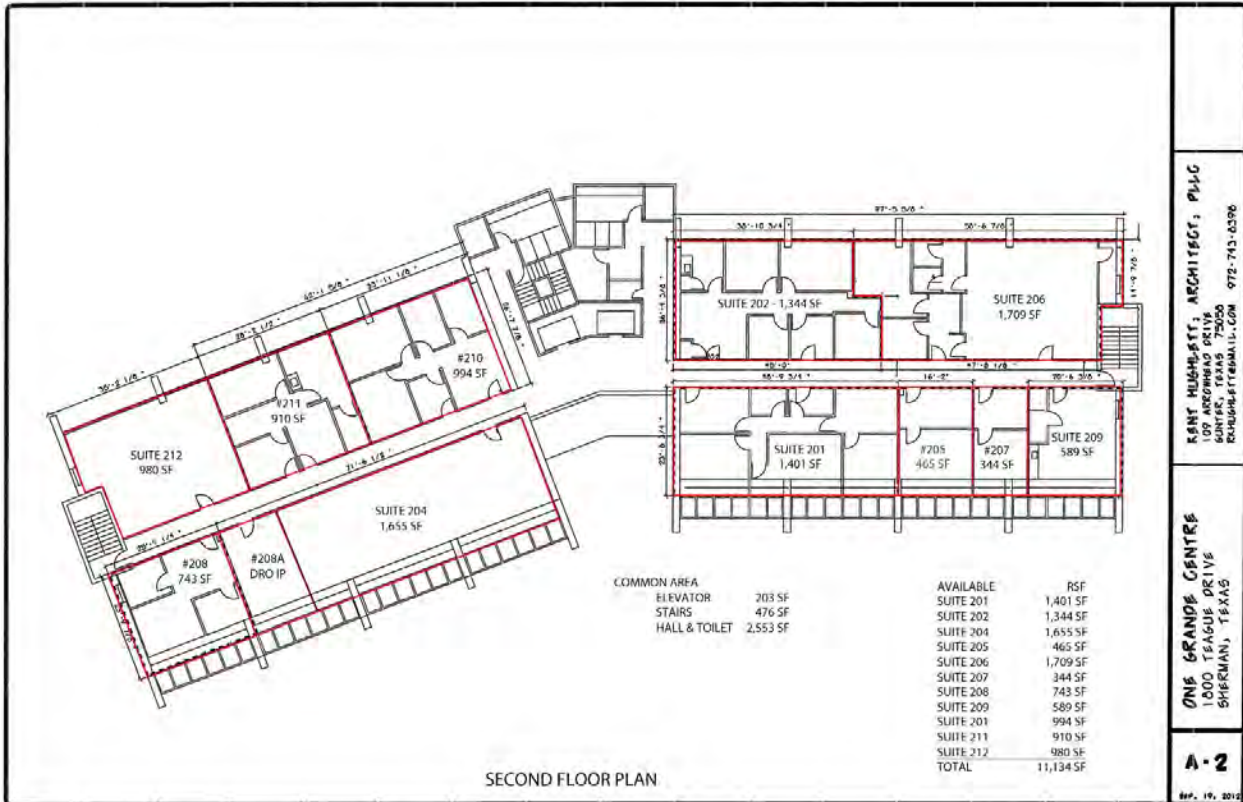
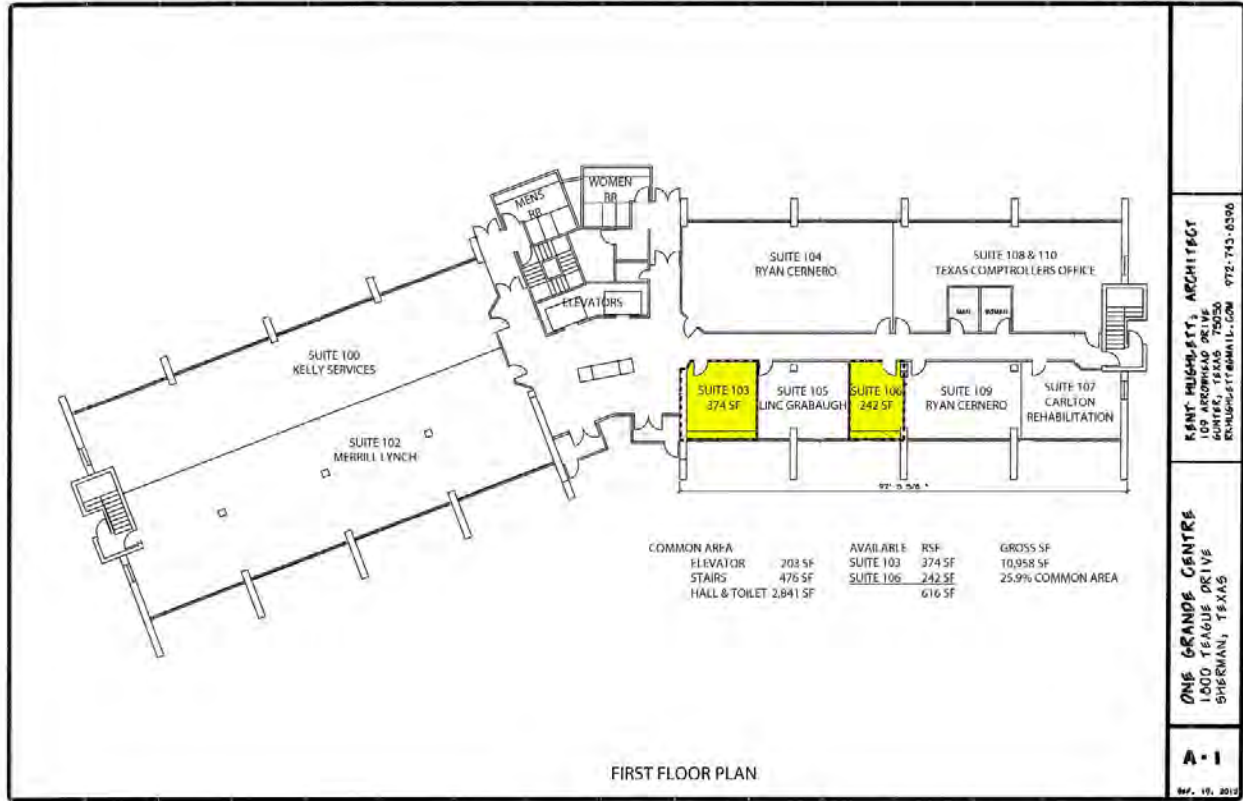
Demographics	15 Minutes	30 Minutes
2016 Population:	71,152	160,303
2021 Population Projection:	73,071	170,56
2016 Ave. Household Income:	\$59,760	\$64,792
2021 Ave. Household Income Projection:	\$63,864	\$70,362



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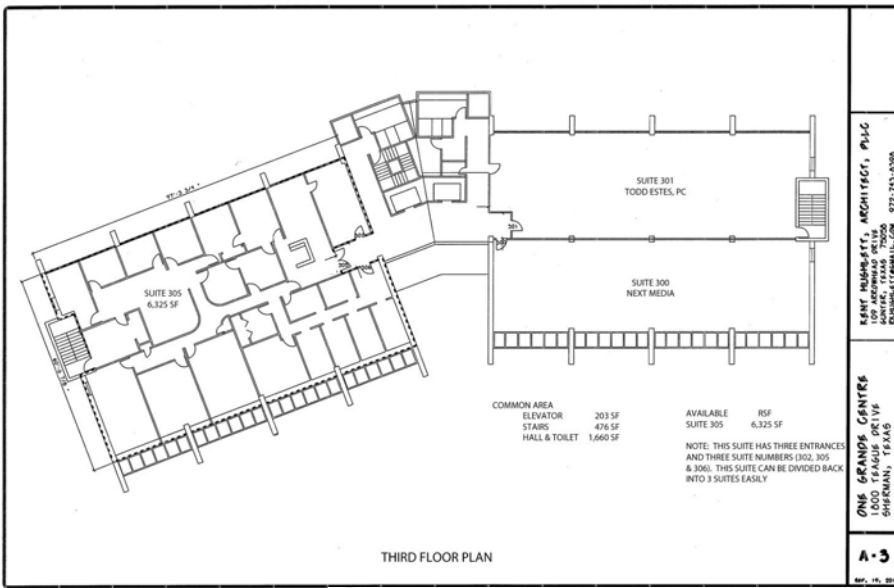
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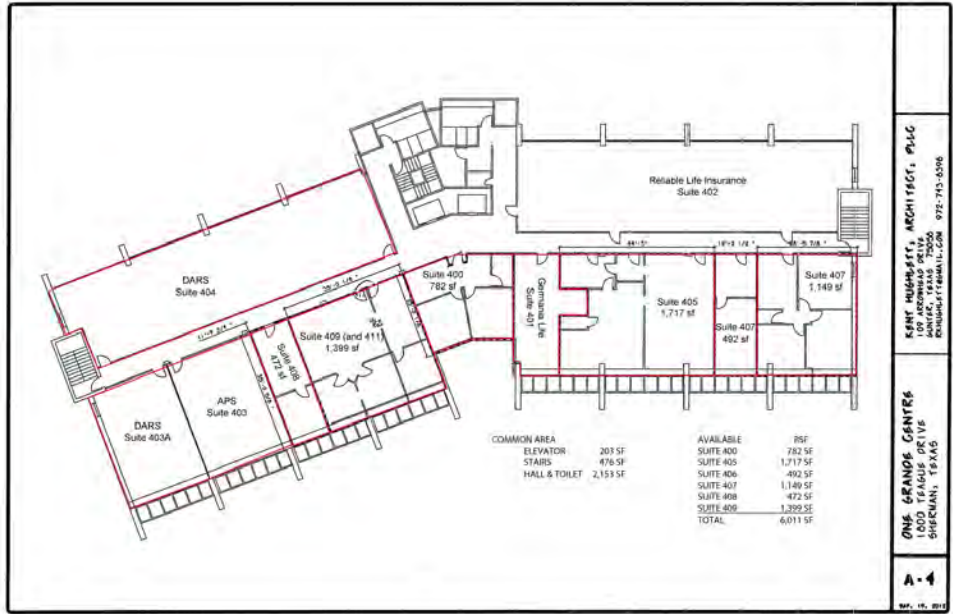
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ONE GRANDS CENTRE
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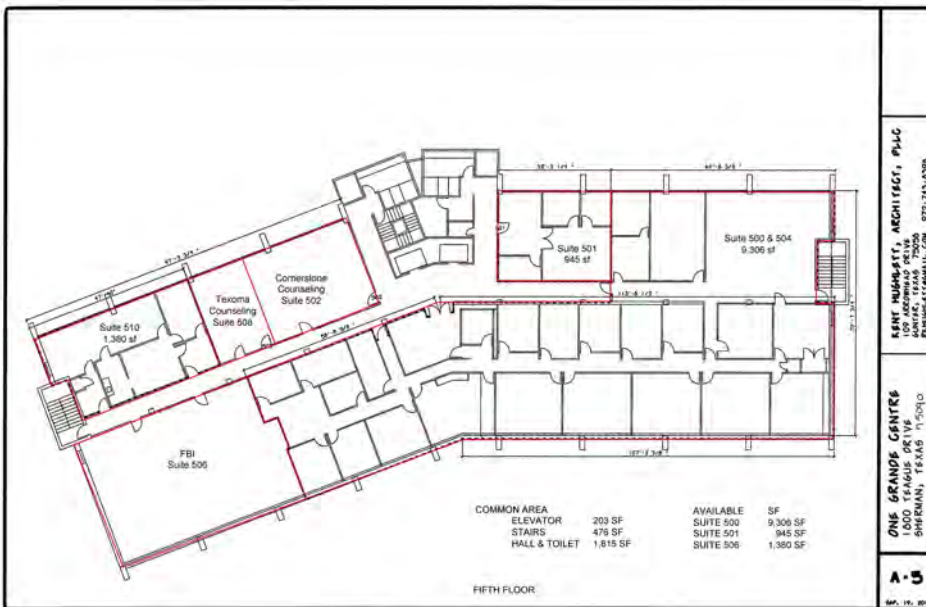
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Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

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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
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Collin Flynn	579073	collin@appiancommercial.com	(972)562-9988
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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