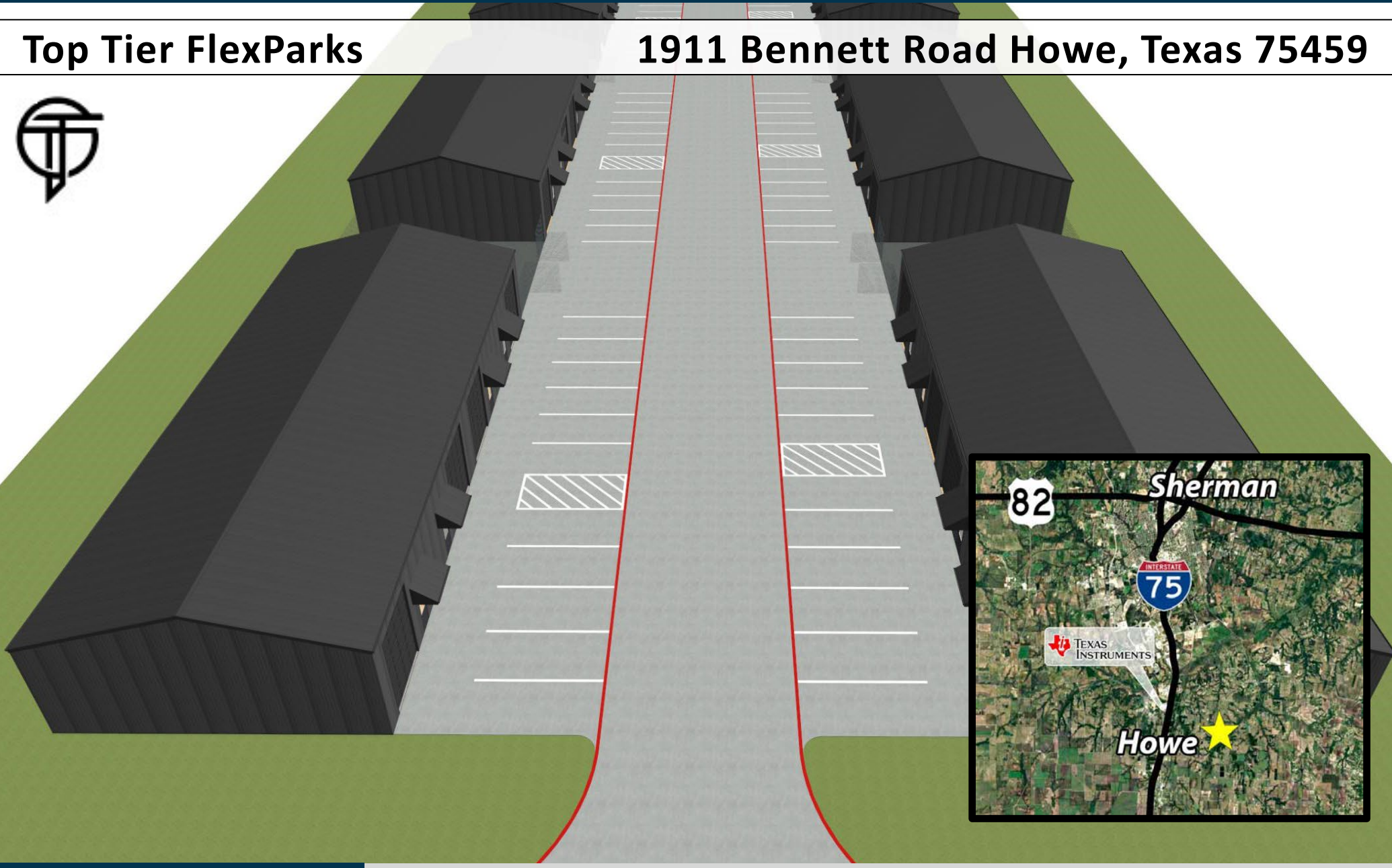


INDUSTRIAL/FLEX SPACE FOR LEASE

1,500 SF - 30,000 SF

Top Tier FlexParks

1911 Bennett Road Howe, Texas 75459



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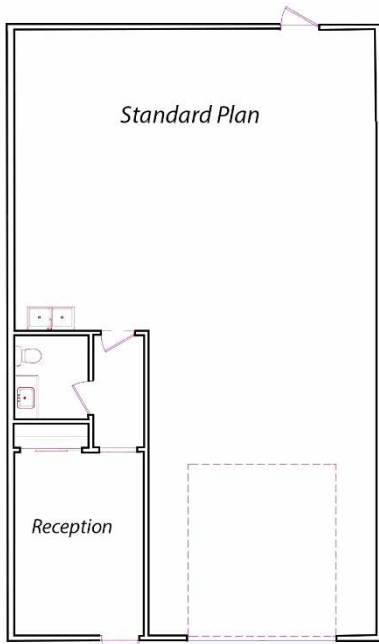


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INDUSTRIAL/FLEX SPACE FOR LEASE

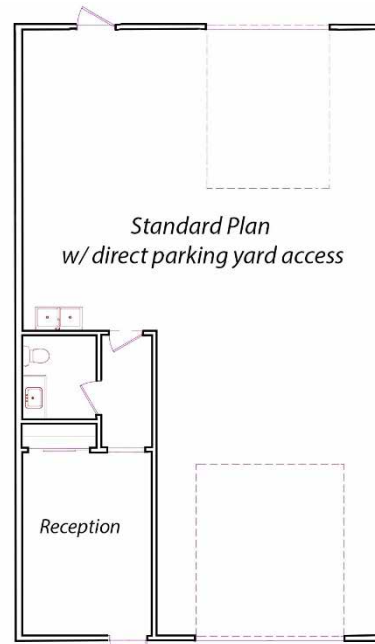
Top Tier FlexParks
1911 Bennett Road
Howe, TX 75459

Space Plan Options



Standard Plan 1

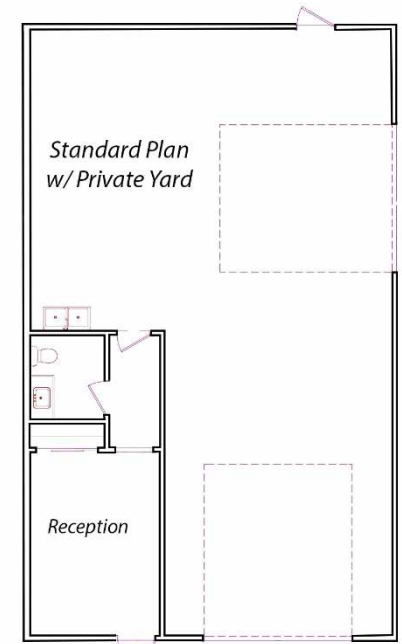
- 1,500 SF (30'x50')
- \$2,250/Month
- 13'x13' Reception
- Restroom
- Storage Closet
- 1 – 14' Bay Door



Standard Plan 2

- 1,500 SF (30'x50')
- \$2,500/Month
- 13'x13' Reception
- Restroom
- Storage Closet
- 2 – 14' Bay Doors
- Direct access to rear parking yard w/ 1 Space Included
(See Page 5 For Details)

5 Opportunities Remaining



Standard Plan 3

- 1,500 SF (30'x50')
- \$2,750/Month
- 13'x13' Reception
- Restroom
- Storage Closet
- 2 – 14' Bay Doors
- Private Parking Yard Included w/ Direct Access

4 Opportunities Remaining

INDUSTRIAL/FLEX SPACE FOR LEASE

Top Tier FlexParks
1911 Bennett Road
Howe, TX 75459

PROPERTY DETAILS

- **Price:** \$2,250 - \$2,750/month
- **Property Type:** Flex/Industrial
- **Available SF:** 1,500 – 30,000 SF
- **Address:** 1911 Bennett Road
- **City:** Sherman

- **County:** Grayson
- **Cross Street:** Bennett Rd & FM 902
- **Availability Date:** Fall 2025
- **Building Size:** 6,000 SF per building

***Leases will be on a Base Year of 2026**

PROPERTY INFORMATION


Top Tier FlexParks is proud to introduce its newest project in North Texas' booming industrial corridor, offering a prime location for businesses seeking flexibility and connectivity. This premier flex park will feature six buildings, each with 6,000 square feet of versatile space, which can be subdivided down to 1,500 square feet to accommodate a variety of flex/office uses. Just minutes from the new Texas Instruments Semiconductor Plant, this property provides unparalleled access to a rapidly growing hub of innovation and industry. Strategically positioned near major highways, including U.S. Highway 75, Highway 289, Highway 11, and Highway 82, it ensures seamless transportation and logistical efficiency. Additionally, its location near the proposed Shepard Road extension enhances accessibility and long-term growth potential.

*The information contained herein was obtained from sources deemed reliable; however, Appian Commercial Realty makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice



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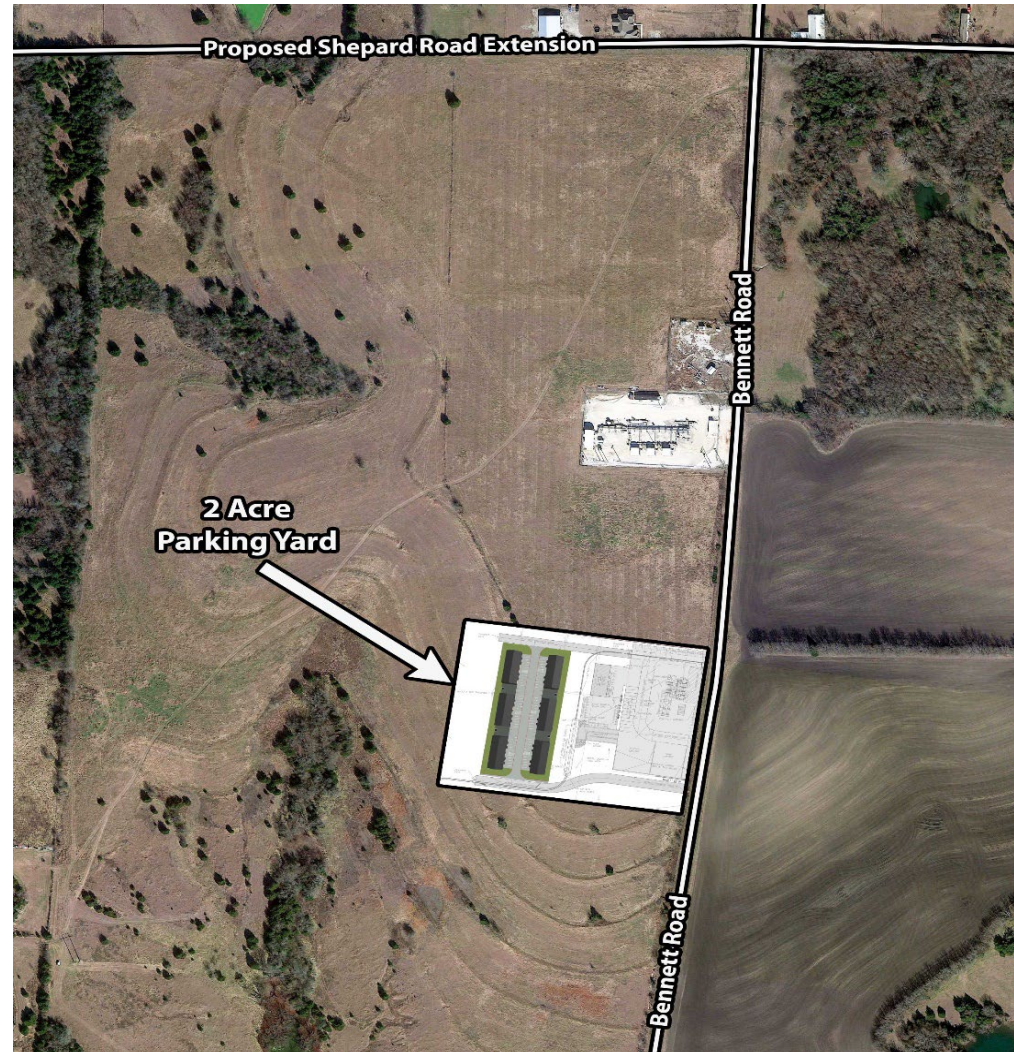
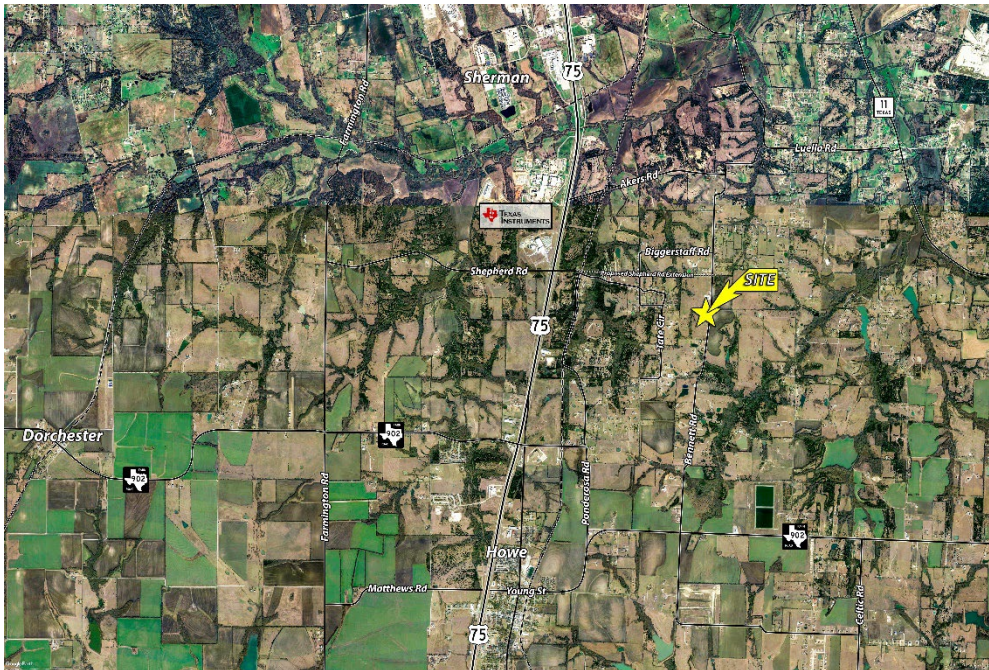
INDUSTRIAL/FLEX SPACE FOR LEASE

Top Tier FlexParks
1911 Bennett Road
Howe, TX 75459

Parking Yard Pricing & Details

Parking Yard Details & Pricing


- 2 Acre Parking Yard
- 75 Available Spaces
- \$200/Month Per Space or \$20/Day Per Space



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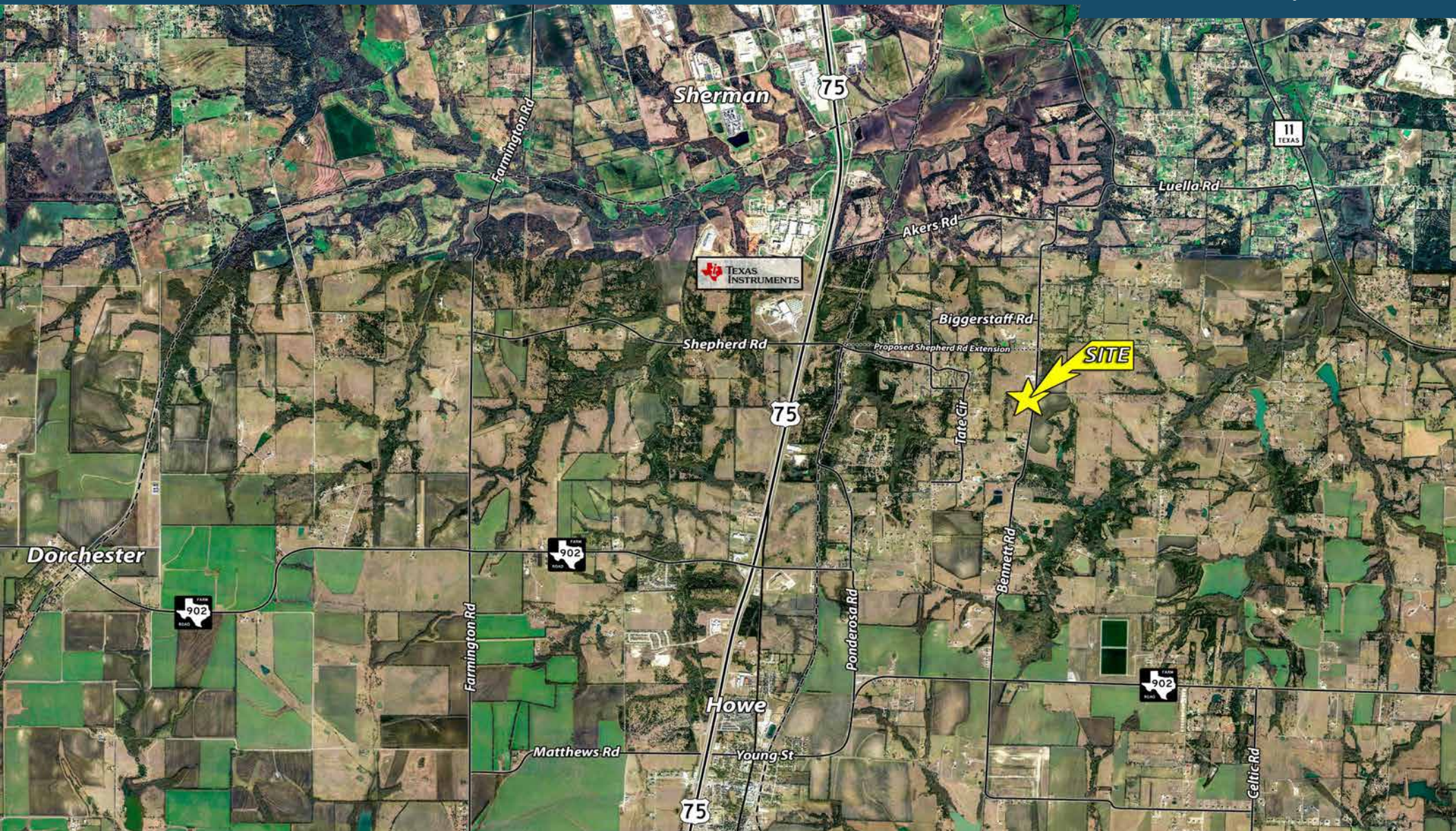
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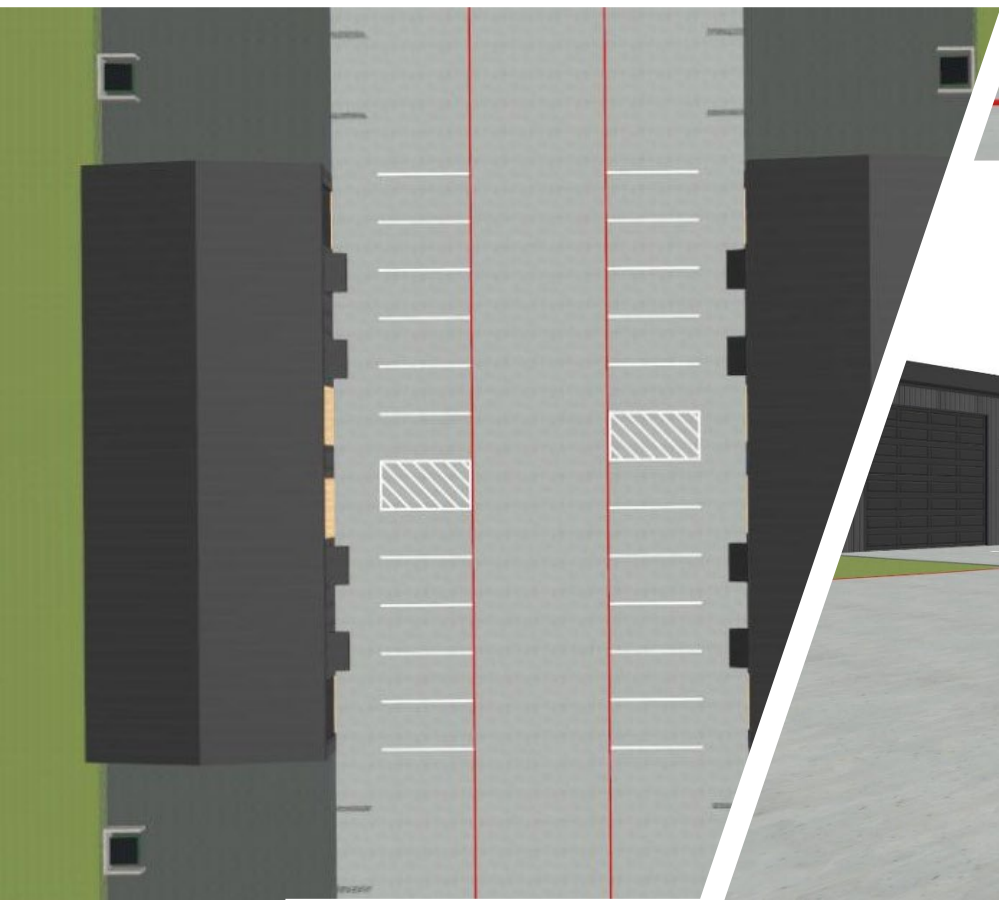
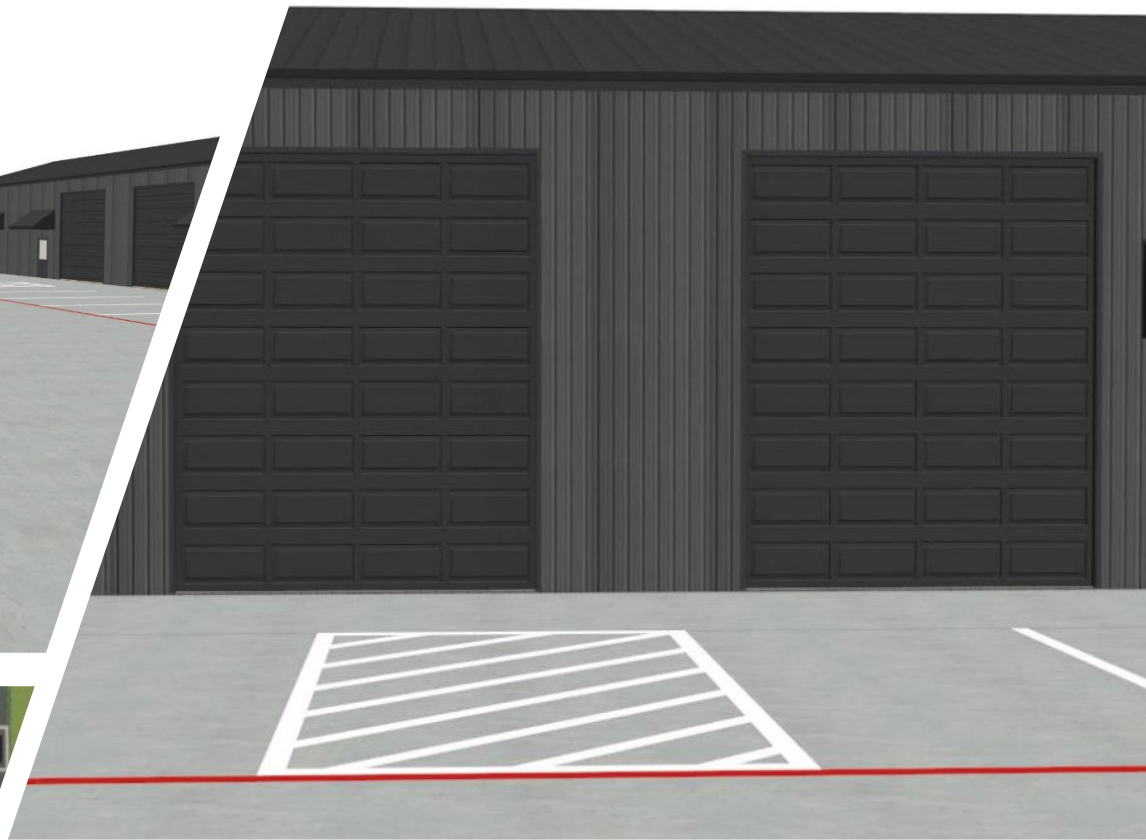


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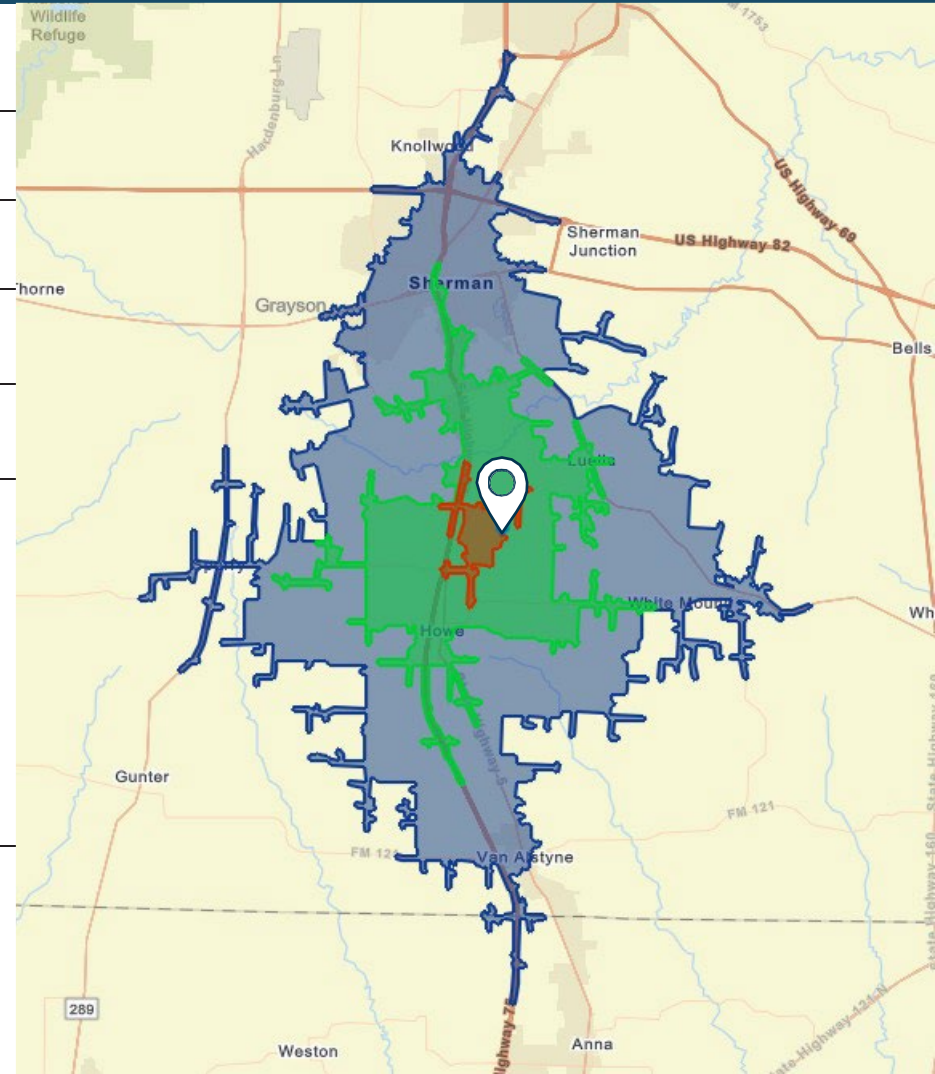
INDUSTRIAL/FLEX SPACE FOR LEASE

Top Tier FlexParks
1911 Bennett Road
Howe, TX 75459

DEMOGRAPHICS

2024 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	295	7,730	46,787
Households	115	2,725	17,451
Families	85	1,908	11,249
Average Household Size	2.57	2.82	2.60
Owner Occupied Housing Units	90	1,790	10,131
Renter Occupied Housing Units	25	935	7,320
Median Age	39.7	35.4	36.5
Median Household Income	\$112,139	\$74,061	\$58,813
Average Household Income	\$146,395	\$104,695	\$89,810

Sherman EDC Activity Map:



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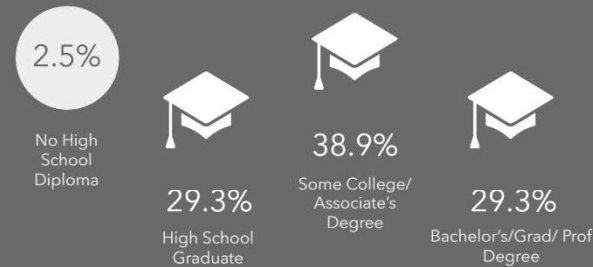
DEMOGRAPHIC SUMMARY

75090, Sherman, Texas
Drive time of 5 minutes

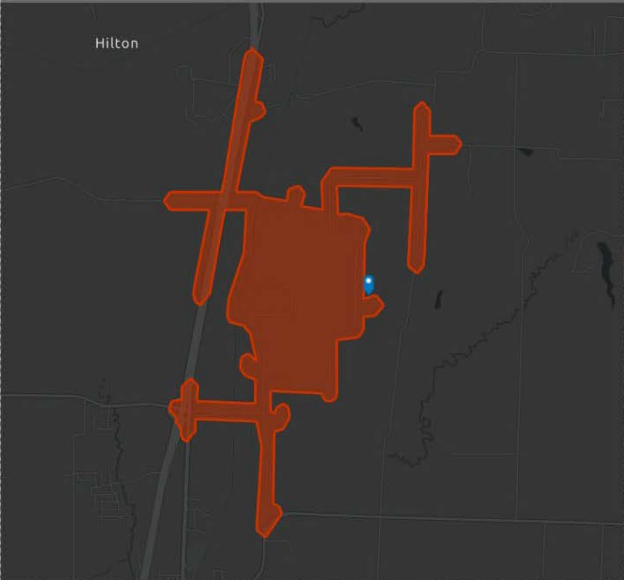
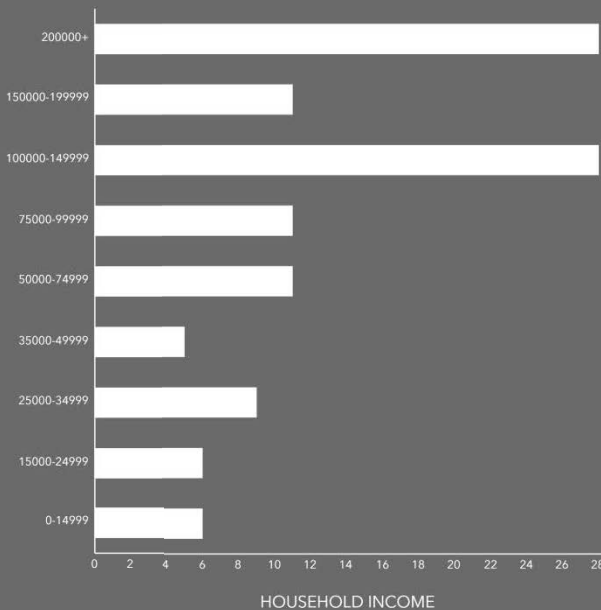
KEY FACTS



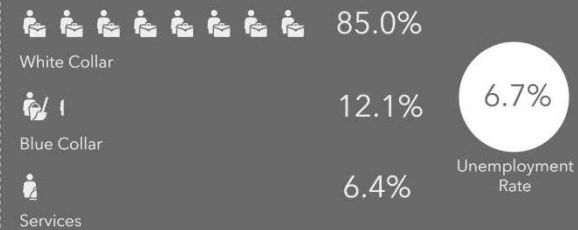
EDUCATION



INCOME



EMPLOYMENT



Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

DEMOGRAPHIC SUMMARY

75090, Sherman, Texas
Drive time of 10 minutes

KEY FACTS

7,730

Population



2,725

Households

35.4

Median Age

\$62,108

Median Disposable Income

EDUCATION

11.3%

No High School Diploma



32.7%

High School Graduate



32.8%

Some College/
Associate's Degree



23.2%

Bachelor's/Grad/ Prof Degree

INCOME



\$74,061

Median Household Income



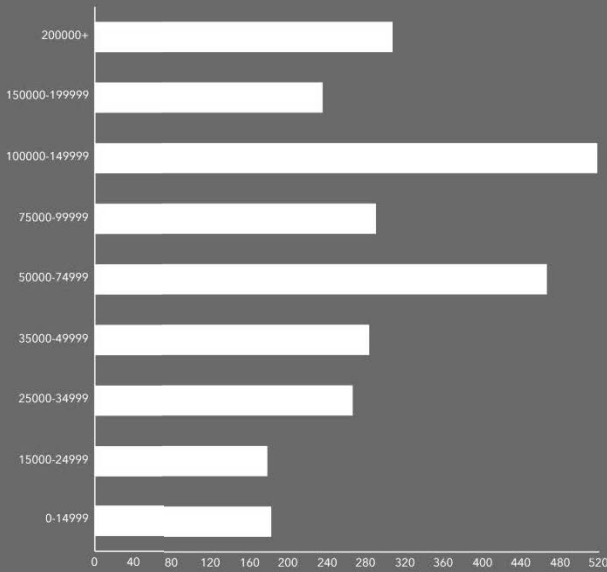
\$38,094

Per Capita Income

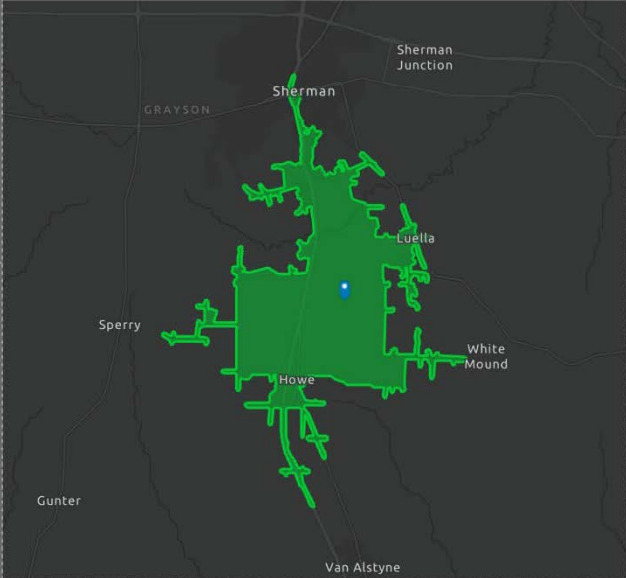


\$201,508

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

56.8%



Blue Collar

27.3%



Services

16.8%

5.6%

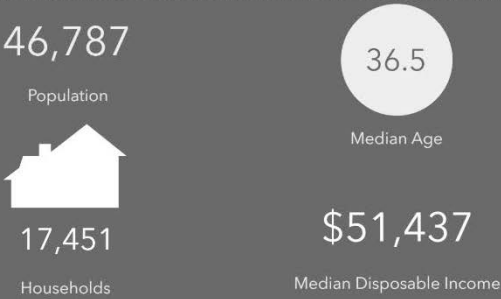
Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

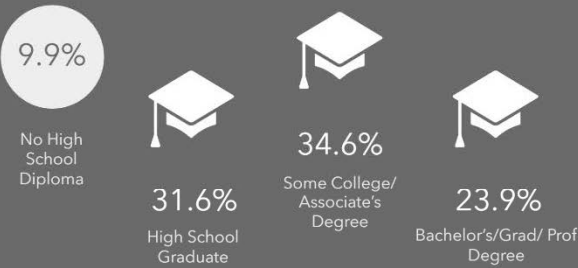
DEMOGRAPHIC SUMMARY

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Drive time of 15 minutes

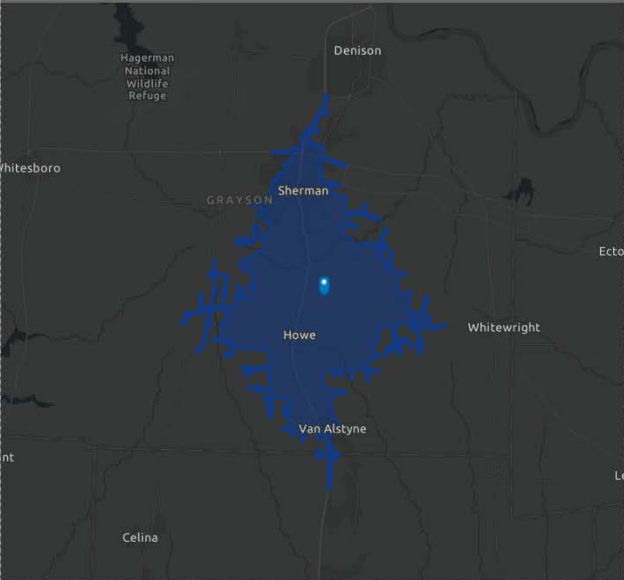
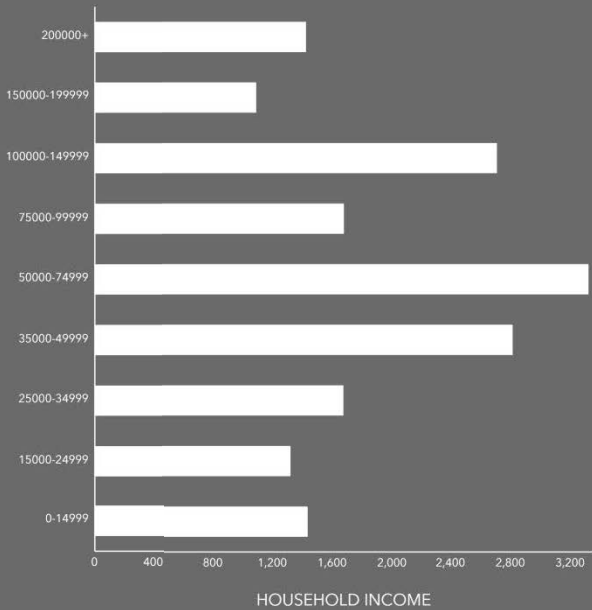
KEY FACTS



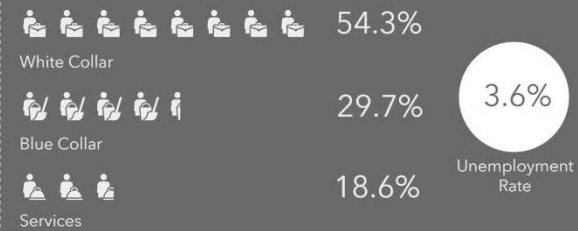
EDUCATION



INCOME



EMPLOYMENT



Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri



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.

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Licensed Broker / Broker Firm Name or Primary Assumed
Business Name

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ray@appiancommercial.com

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Phone

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Designated Broker of Firm

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Licensed Supervisor of Sales Agent/Associate

Preston Taylor

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Phone

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Buyer/Tenant/Seller/Landlord Initials

Date