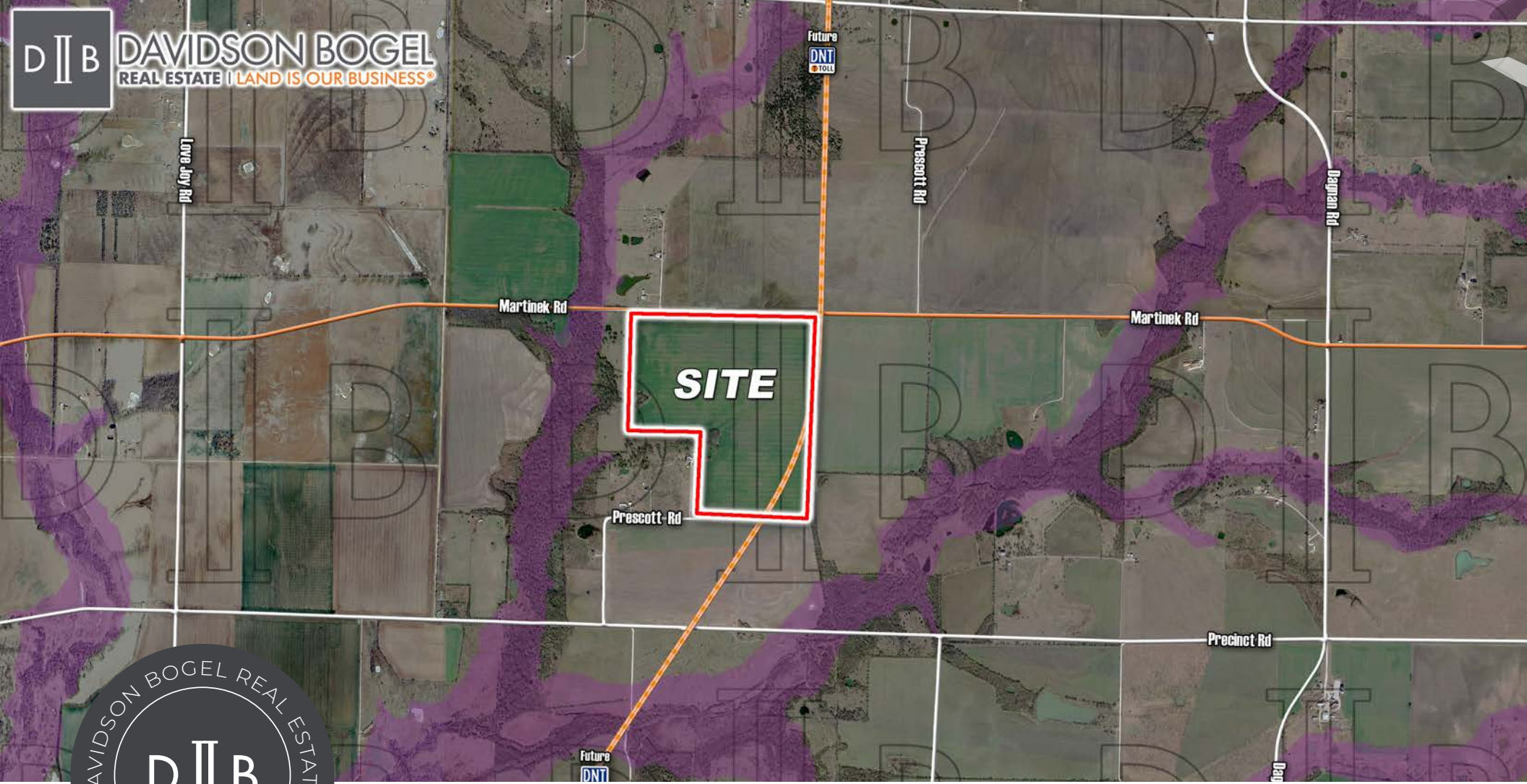




DAVIDSON BOGEL
REAL ESTATE | LAND IS OUR BUSINESS®



SWC - MARTINEK RD. & DALLAS NORTH TOLLWAY

GRAYSON COUNTY | COLLINSVILLE I.S.D. | LAND FOR SALE

BEN SHERMAN
BSherman@db2re.com
214.526.3626 x 128

ELLIOTT NEWSOM
ENewsom@db2re.com
214.526.3626 x 149

DAVID DAVIDSON, JR.
DDavidson@db2re.com
214.526.3626 x 101

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2024



PROPERTY INFORMATION



SIZE:
± 184.84 AC



ZONING:
AG

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	52	397	1,838
% Proj Growth 2024-2029	0.76%	0.84%	1.03%
2024 Average HH Income	\$166,799	\$157,873	\$144,972
2024 Median HH Income	\$121,769	\$128,227	\$118,724

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Davidson & Bogel Real Estate, LLC 2024

COTTONWOOD MASTER PLANNED COMMUNITY UNDER CONSTRUCTION

DALLAS
BUSINESS JOURNAL



A small Grayson County town south of the booming city of Sherman is about to get a whole lot bigger.

The \$28 million first phase of the large Cottonwood residential community planned in Dorchester should kick off Sept. 1, according to a state filing posted June 24. Phase one construction is expected to wrap up by March 2026, according to the Texas Department of Licensing and Regulation filing.

A concept plan for the project by Farmers Branch-based Centurion American Development Group calls for a mixed-use community including residential, commercial and office use. The overall project is expected to consist of roughly 4,000 single-family lots, 1,400 rental units and 250,000 square feet of commercial and retail space.

KFM Engineering & Design LLC was listed on the filing as the design firm.

It was not clear from the TDLR filing how many home lots are planned in the initial phase, and a spokesperson for Centurion American did not respond to a request for more information on July 24. Price points for the homes, sizes and other specifics also were not immediately available.

The single-family construction in the first phase is expected to total roughly 4.3 million square feet and the estimated construction cost is \$28.1 million, according to the TDLR filing. Information in TDLR filings is preliminary and subject to change. But the filings provide an early indication of the scope of new construction.

The address of the first phase is listed on the filing as Ford Road and FM 902. The location is roughly 12 miles south of Sherman and about a mile west of U.S. 75. It's a short drive from where large semiconductor plants that will employ a combined 5,000 or more workers are under construction by Texas Instruments Inc. (Nasdaq: TI) and Taiwanese company GlobalWafers Co. The community sits 55 miles north of downtown Dallas.

Centurion American, one of the largest developers in North Texas, bought 680 acres for the Cottonwood master-planned community in early 2023. The land was purchased as part of a larger, cohesive master plan totaling 1,474 acres that Centurion intends to acquire as the development progresses, according to an announcement released at the time by the developer.

Mehrdad Moayed, CEO and president of Centurion American, said in a previous statement that Cottonwood will "bring pride to the town of Dorchester, Grayson County and Howe [Independent School District]."

A municipal utility district was formed on the property, allowing the development to offer top-notch amenities and a range of affordable housing that will be in high demand in the market, according to Moayed.

Centurion American, legally operating as Centurion American Custom Homes Inc., has developed more than 100,000 single-family lots in dozens of communities throughout North Texas since 1990. One of the biggest Centurion projects in progress is the 7,000-home Legacy Hills community in Celina.

In other Centurion American news, the company last week bought 1,100 acres west of Celina for a future neighborhood, the Dallas Morning News reported. The seller of Bryson Ranch was Blue Star Land, a real estate firm controlled by Dallas Cowboys owner Jerry Jones, according to DMN.



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FUTURE DALLAS
NORTH TOLLWAY

RANGE CREEK RD.

COBLER RD.

WINN RD.

PRESCOTT RD.

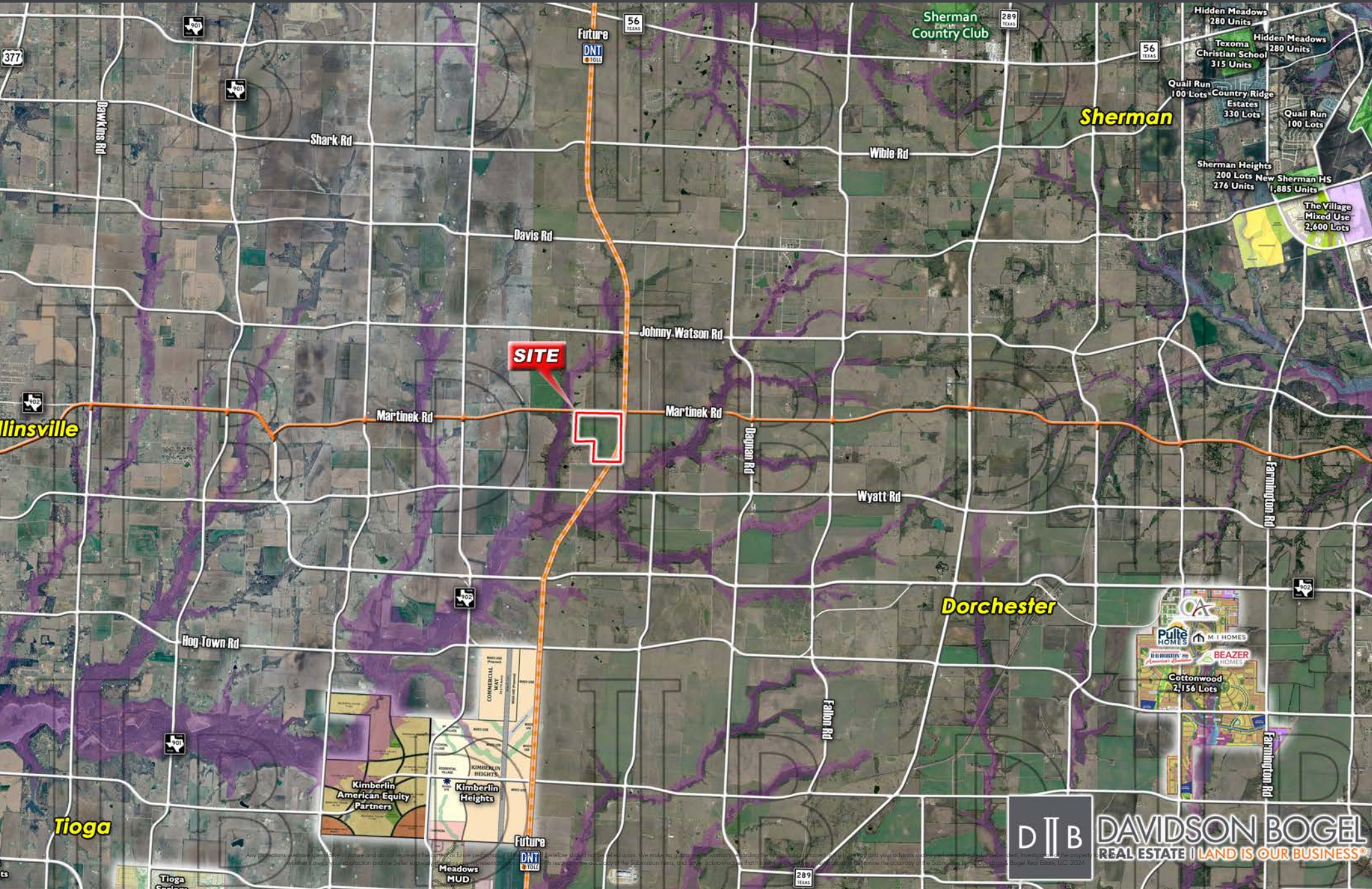
D||B

MARTINEK RD.

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DNT & MARTINEK RD.

WIDE AERIAL



SITE

Sherman

Dorchester

Tioga

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DNT & MARTINEK RD.

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DAVIDSON BOGEL REAL ESTATE, LLC	9004427	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
MICHAEL EDWARD BOGEL II	598526	EBOGEL@DB2RE.COM	214-526-3626
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
BEN SHERMAN	768762	BSHERMAN@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
ELLIOTT NEWSOM	790752	ENEWSOM@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
DAVID DAVIDSON, JR.	593731	DDAVIDSON@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE



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.

11-2-2015

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
Ben Sherman	768762	bsherman@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
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

IABS 1-0



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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Elliott Newsom	790752	enewsom@db2re.com	214-526-3626
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