

# 44,053 SF Dry Mixing/Baking Plant

NWQ of Texoma Pkwy & Fallon Dr, Sherman, Texas

## FOR SALE

(972) 754-0720



WHAT'S NEARBY



## Dry Mixing/Baking Plant

5302 Texoma Parkway | Sherman, Texas 75090

BILL WASTOSKIE

(972) 754-0720 (office)

Bill@CenterPointCP.com

(972) 387-0152 (fax)

5330 Alpha Rd Ste 200  
Dallas, TX 75240

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



**CenterPoint**  
COMMERCIAL PROPERTIES

[www.CenterPointCP.com](http://www.CenterPointCP.com)

# Dry Mixing/Baking Plant for Sale Sherman, Texas



## AVAILABILITY

Building Size: Approximately 44,053 SF  
 Lot Size: Approximately 1.803 Acres

## PRICING

Call for More Information

## PROPERTY DETAILS

- Designed for high-volume production of fresh and frozen cakes
- Strategically located near the Texas/Oklahoma border, north of DFW
- Near U.S. Hwy 75 and Texas Hwy 91
- 8,000 SF production room with sealed, sloped, and drained floors; one (1) 1,196 SF finished goods freezer @ 0°F; one (1) 888 SF ingredients cooler @ 39°F; two (2) twin spirals (ambient) for product cooling which feed into 1,000 SF decorating room @ 50°F; three (3) truck docks
- Two (2) Revent double-rack revolving ovens; one (1) Baker Perkins 970 directfire oven
- One (1) Holman 175hp @ 150 PSI gasfired process steam boiler; one (1) 38 CFM air compressor
- 2,000 gallon grease trap
- Production area clear heights range from 12' to 20'; warehouse clear heights are 13' to 22'
- QA lab and test kitchen

## DEMOGRAPHIC SNAPSHOT

	1-mile	3-mile	5-mile	7-mile
2019 Population	1,345	11,844	56,219	76,341
Daytime Population	2,776	23,137	63,515	79,731
Average HH Income	\$67,486	\$65,020	\$66,431	\$67,312

(972) 754-0720



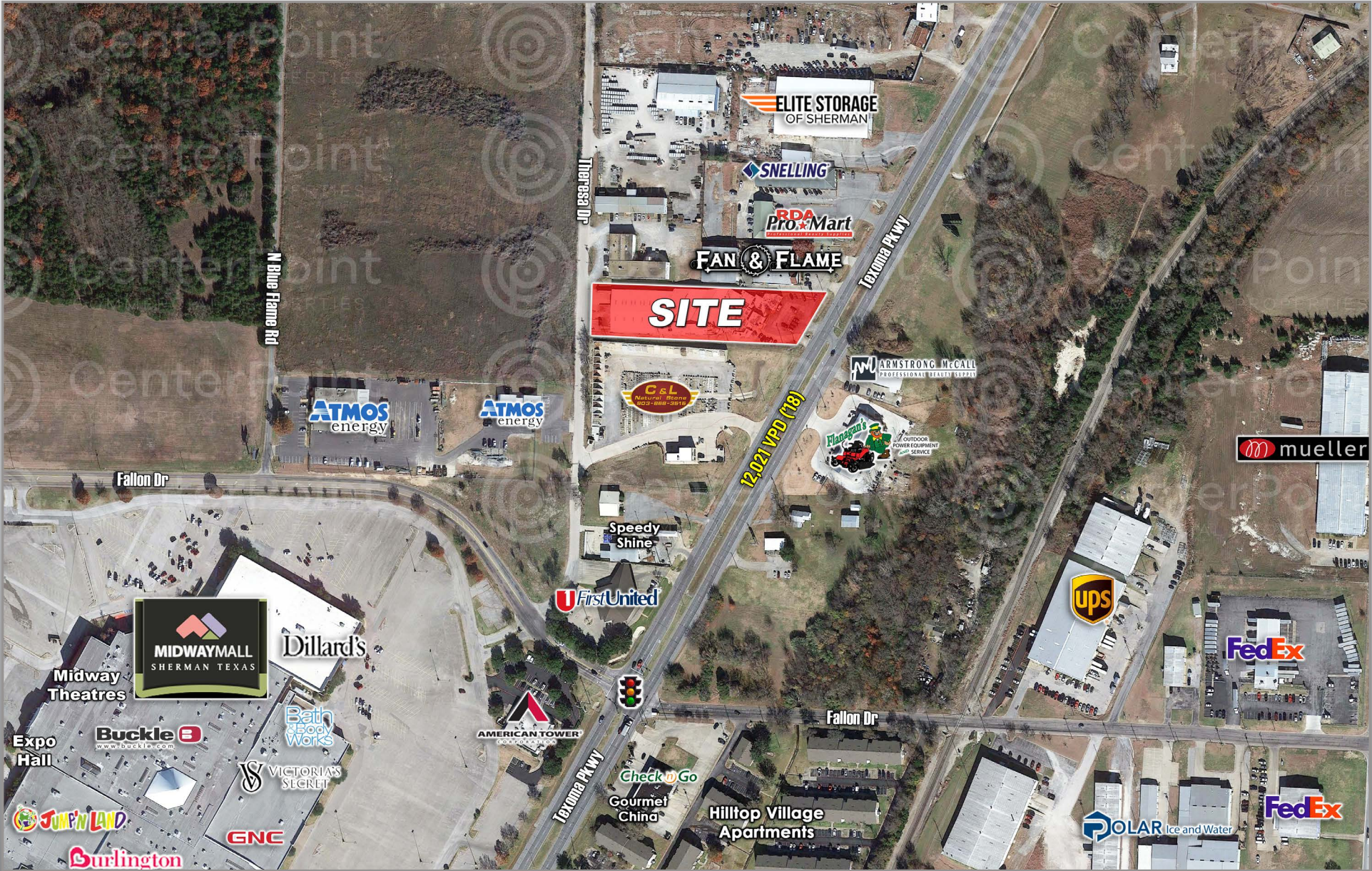
**Dry Mixing/Baking Plant for Sale** Sherman, Texas



(972) 754-0720



# Dry Mixing/Baking Plant for Sale Sherman, Texas



(972) 754-0720



# Dry Mixing/Baking Plant for Sale Sherman, Texas



(972) 754-0720





# 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.

<b>CenterPoint Commercial Properties, LLC</b>	<b>0481728</b>	<b>info@centerpointcp.com</b>	<b>972-991-9590</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Mark Cohen</b>	<b>0447509</b>	<b>mark@centerpointcp.com</b>	<b>972-991-9590</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Bill Wastoskie</b>	<b>470926</b>	<b>bill@centerpointcp.com</b>	<b>972-754-0720</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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](http://www.trec.texas.gov)

IABS 1-0