

Industrial Sites – For Sale

Sherman, Texas

3 Acre / 5 Acre / 10 Acre / 15 Acre Sites
20 Acre / 40 Acre / 50 Acre to 100 Acre Sites Available
Will Consider Build-to-Suits

Midway Industrial Park – All Utilities to the Property
3000 E. Fallon Drive

Zoned For Outside Storage/Metal Buildings
M-1 Zoning

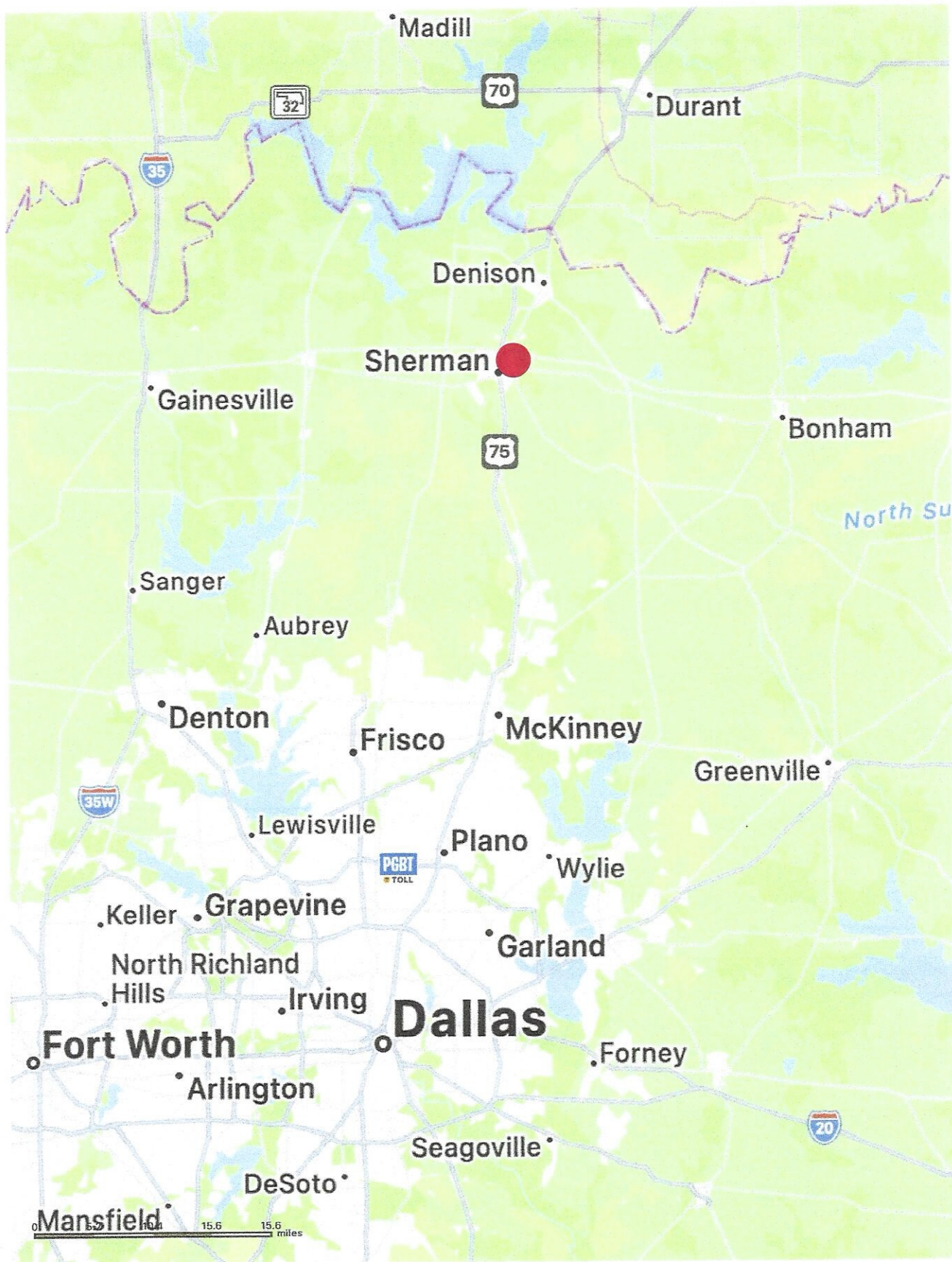
Fallon Drive on/off ramps on Hwy 75 to be completed 2027

Great Access to Interstate Hwy 82 & Interstate Hwy 75
45 Miles from Dallas/Fort Worth

Excellent location for manufacturing companies, service companies, construction companies, distribution companies, anyone needing outside storage or a great location to service Dallas/Fort Worth, Frisco/McKinney/Prosper/Celina, Sherman/Denison and southern Oklahoma. Sherman is one of the #1 growth areas in the US, with Texas Instruments opening a \$30Billion semiconductor fabrication facility and GlobalWafers Co. opening a \$5Billion silicon wafer production facility. Call for pricing.

For Additional Information, contact:

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Willis Realty Advisors
4514 Cole Avenue
Suite 600
Dallas, Texas 75205
214-273-7212 Office
214-232-5942 Cell
tdwillis2@aol.com



Madill

Durant

Denison

Sherman

Gainesville

Bonham

North Su

Sanger

Aubrey

Denton

Frisco

McKinney

Greenville

Lewisville

Plano

Wylie

Keller Grapevine

North Richland Hills

Irving

Garland

Fort Worth

Arlington

Dallas

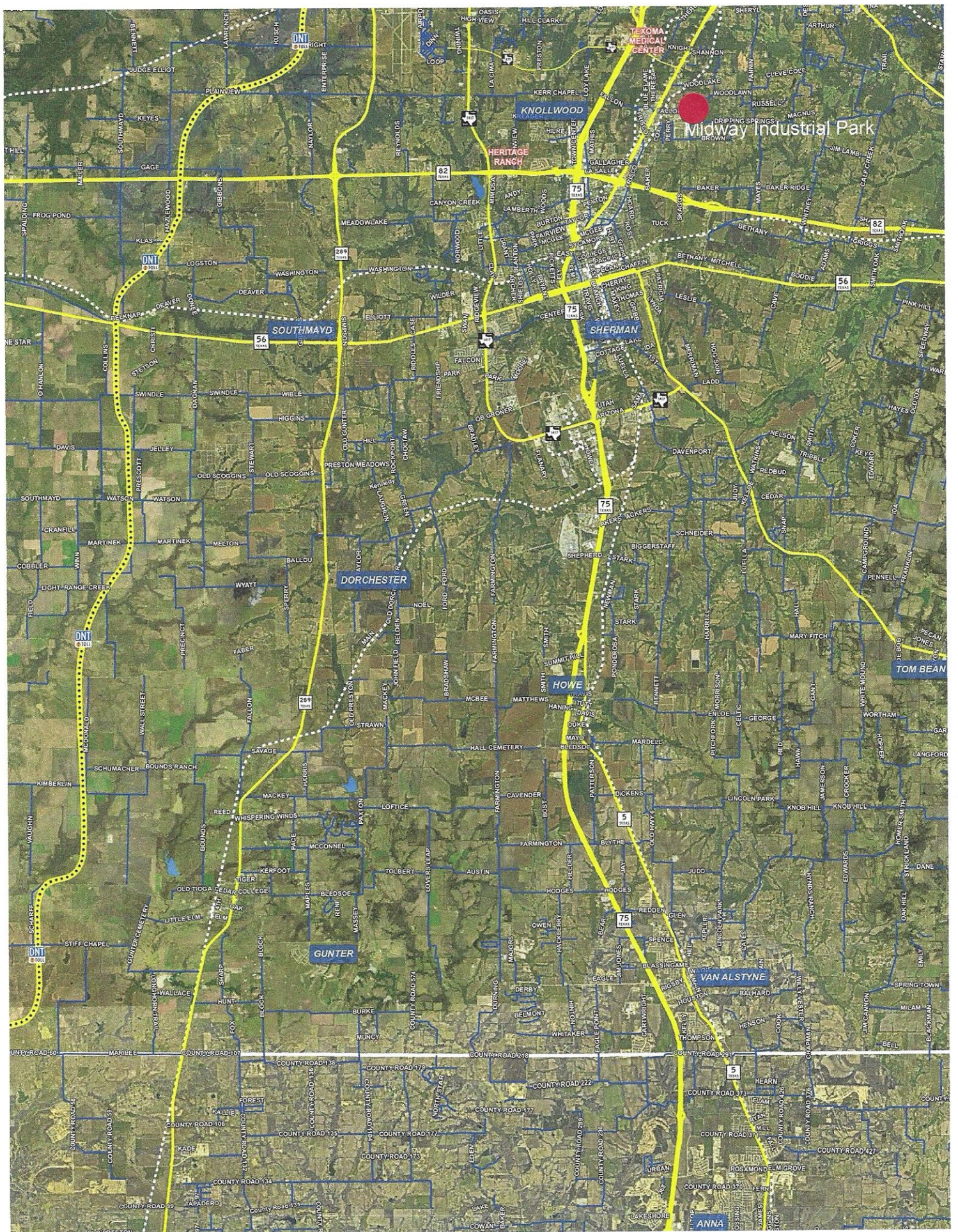
Forney

Seagoville

DeSoto

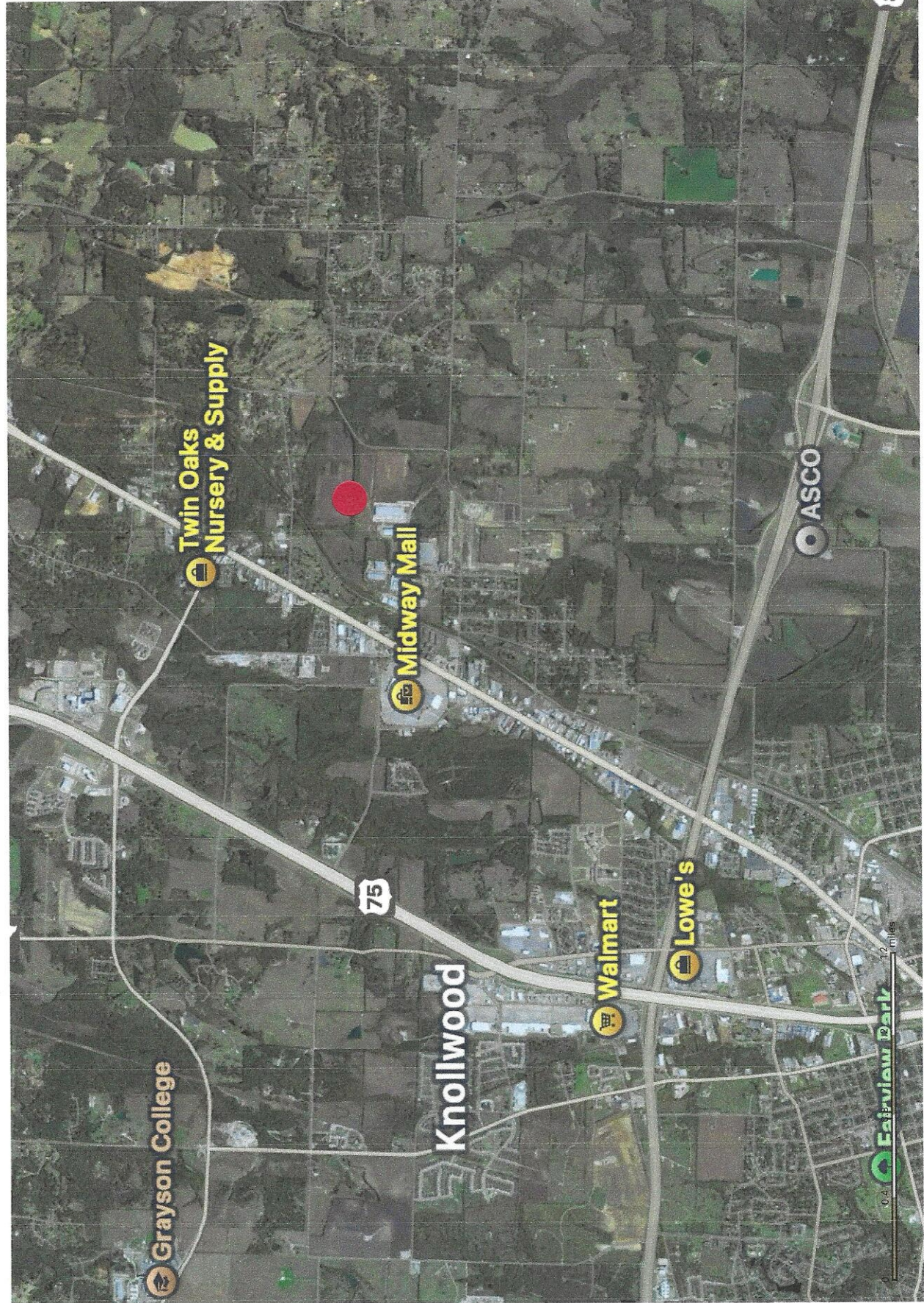
Mansfield

15.6 15.6 miles





Sherman
Texas





SCHEDULE "B" ITEMS
SCHEDULE "B" ITEMS AS PER ODILITY NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT
FILE NO. 2109-0854, EFFECTIVE DATE SEPTEMBER 10, 2021 ISSUED DATE SEPTEMBER 21, 2021

This is to certify that this map or plat and the survey on which it is based were made (this map or plat) in accordance with "Minimum Standards Categories Requirements for ALTA-ACSM Land Title Surveys," promulgated by the American Land Title Association and adopted by ALTA, ACSU and NAPS in 1970, and comply with items 1, 2, 3, 6, 11, and 14 of Table A thereto, and are in full compliance with the Accuracy Standards (as adapted by ALTA and ACSU) set forth in the Uniform Survey Certification of 1980.

St. W. Ad.
 Stephen W. Anderson
 Assistant Lead Surveyor No. 470D
 The State of Texas

[illegible]

LEGAL DESCRIPTION

[illegible][illegible][illegible]

AITA/ACSM LAND TITLE SURVEY

3404 INTERURBAN ROAD
DENISON, TEXAS 75021
PHONE (502) 445-2151
FAX (502) 165-2152

Sheet Location	Prepared For:

SPRING, 1968

THE UNIVERSITY OF CHICAGO

Local Address

41 FALLON DRIVE

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Subject Name

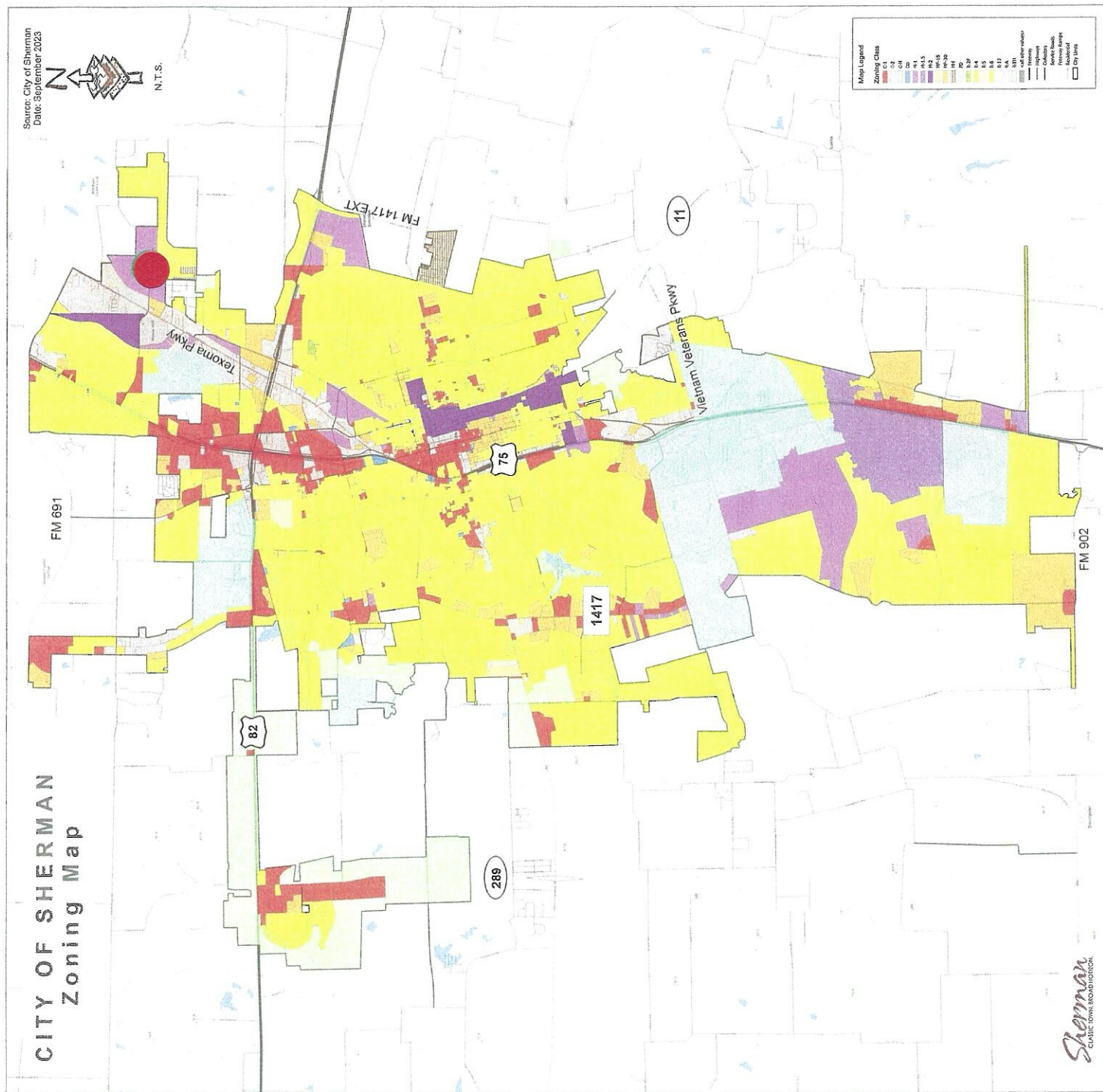
FASTREP
Job Number 01000405[illegible]



Source: City of Sherman
Date: September 2023



CITY OF SHERMAN Zoning Map



Map Legend

Zoning Class	Color
C-1	Red
C-2	Orange
CD	Yellow
MD	Light Green
PD	Dark Green
PD-1.5	Light Blue
PD-2	Dark Blue
PD-3	Light Purple
PD-30	Dark Purple
PD-4	Light Yellow
PD-5	Dark Yellow
PD-6	Light Green
PD-7	Dark Green
PD-8	Light Blue
PD-9	Dark Blue
PD-10	Light Purple
PD-11	Dark Purple
PD-12	Light Yellow
PD-13	Dark Yellow
PD-14	Light Green
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PD-73	Dark Blue
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PD-75	Dark Purple
PD-76	Light Yellow
PD-77	Dark Yellow
PD-78	Light Green
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PD-80	Light Blue
PD-81	Dark Blue
PD-82	Light Purple
PD-83	Dark Purple
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PD-85	Dark Yellow
PD-86	Light Green
PD-87	Dark Green
PD-88	Light Blue
PD-89	Dark Blue
PD-90	Light Purple
PD-91	Dark Purple
PD-92	Light Yellow
PD-93	Dark Yellow
PD-94	Light Green
PD-95	Dark Green
PD-96	Light Blue
PD-97	Dark Blue
PD-98	Light Purple
PD-99	Dark Purple
PD-100	Light Yellow

Other Legend Items:

- Interstate
- Highway
- Arterial
- Collector
- Local
- Service Road
- Right of Way
- Acquisition
- City Limits

Sherman
CLASSIC TOWN, MODERN DESIGN

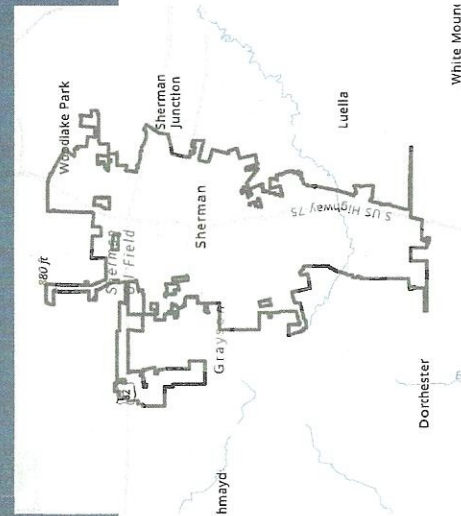


AT RISK POPULATION PROFILE

Sherman



Sherman



45,871 Population
17,624 Households
2.52 Avg Size Household
36.8 Median Age

\$55,679 Median Household Income
\$238,091 Median Home Value
67 Wealth Index

87 Housing Affordability
76 Diversity Index

AT RISK POPULATION

4,708 Households With Disability
8,065 Population 65+
806 Households Without Vehicle

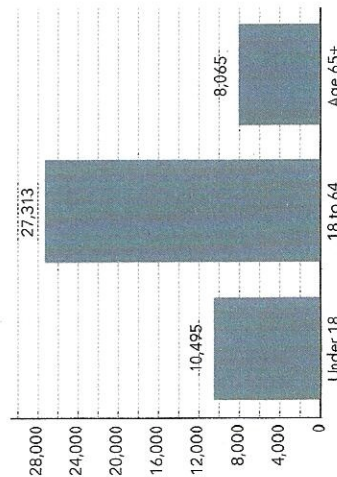
POVERTY AND LANGUAGE

14% Households Below the Poverty Level
2,291 Households Below the Poverty Level
0 Pop 65+ Speak Spanish & No English

POPULATION AND BUSINESSES

54,378 Daytime Population
2,198 Total Businesses
26,452 Total Employees

POPULATION BY AGE



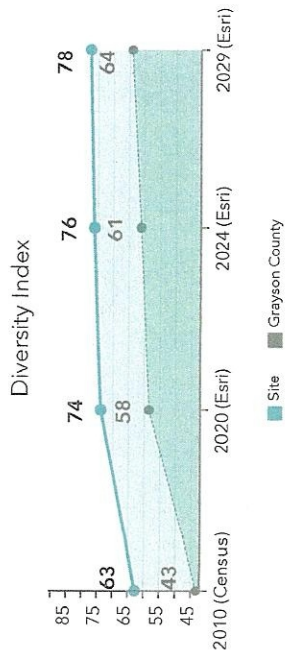
Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	5,380	20,652	6,515	32,547
Spanish	1,749	4,654	200	6,603
Spanish & English Well	1,552	3,380	199	5,131
Spanish & English Not Well	108	1,161	1	1,270
Spanish & No English	89	113	0	202
Indo-European	60	515	83	658
Indo-European & English Well	60	515	83	658
Indo-European & English Not Well	0	0	0	0
Indo-European & No English	0	0	0	0
Asian-Pacific Island	109	474	1	584
Asian-Pacific Isl & English Well	80	288	1	369
Asian-Pacific Isl & English Not Well	29	54	0	83
Asian-Pacific Isl & No English	0	132	0	132
Other Language	0	121	0	121
Other Language & English Well	0	121	0	121
Other Language & English Not Well	0	0	0	0
Other Language & No English	0	0	0	0

Source: This infographic contains data provided by Esri (2024, 2023), ACS (2018-2022), EsriData Axle (2024).

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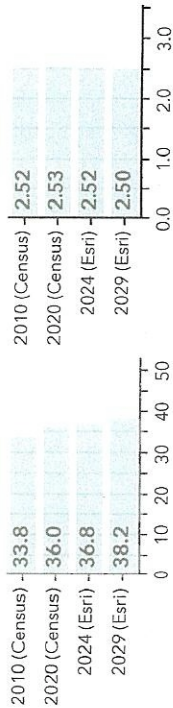
Community Change Snapshot

Sherman
Sherman

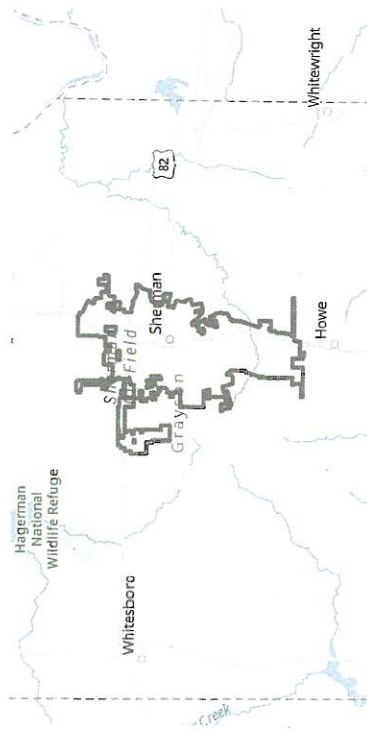
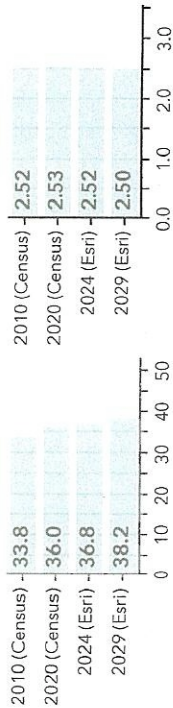


Dots show comparison to Grayson County

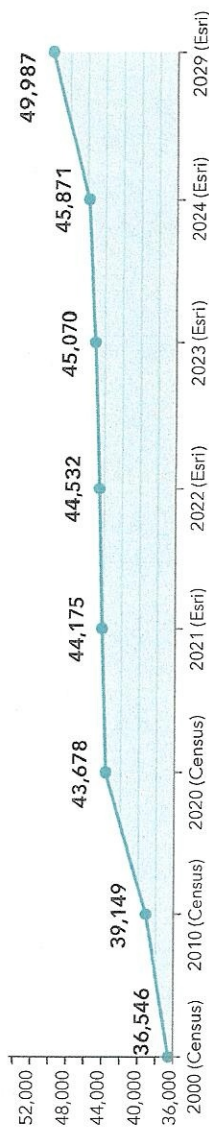
Median Age



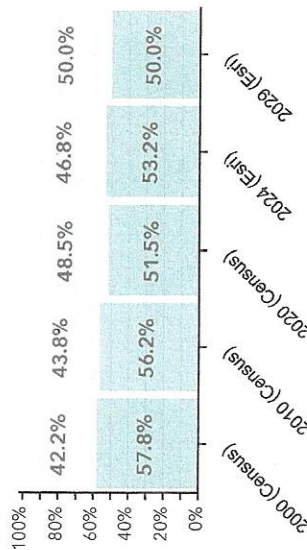
Average Household Size



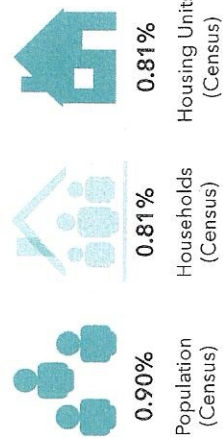
Total Population



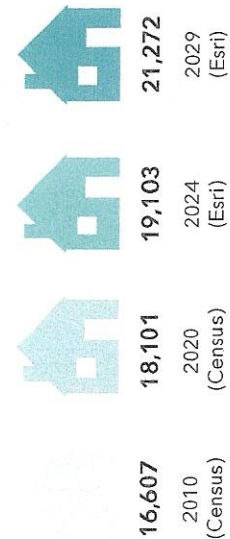
Owner vs Renter Occupied Units



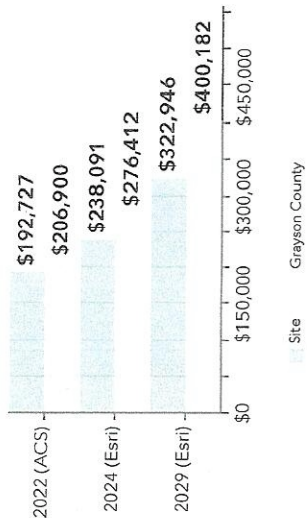
2000-2020 Compound Annual Growth Rate



Total Housing Units: Past, Present, Future



Median Home Value



Bars show comparison to Grayson County

Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020), Esri (2024, 2029), ACS (2018-2022), © 2025 Esri