



MONUMENT REALTY
CHENEY GROUP

214.550.8200

FOR SALE

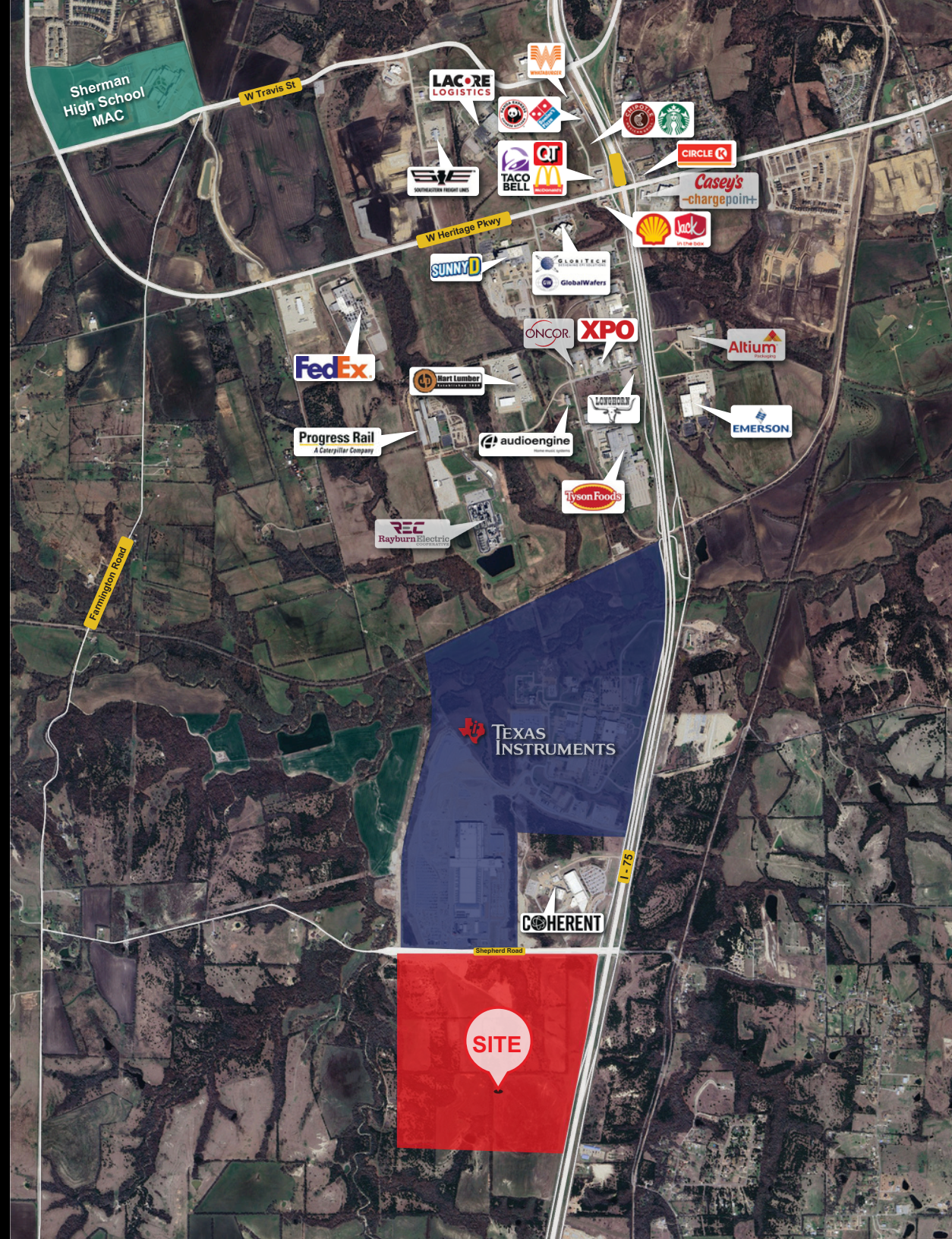
SHEPHERD'S PLACE

SWC US 75 & SHEPHERD RD
SHERMAN, TX

Jeff Cheney
214.550.8200
jeff@cheneygroup.com

Akash Khanna
945.217.6410
akash@cheneygroup.com

Terri Paterson
214.632.2400
terri@cheneygroup.com

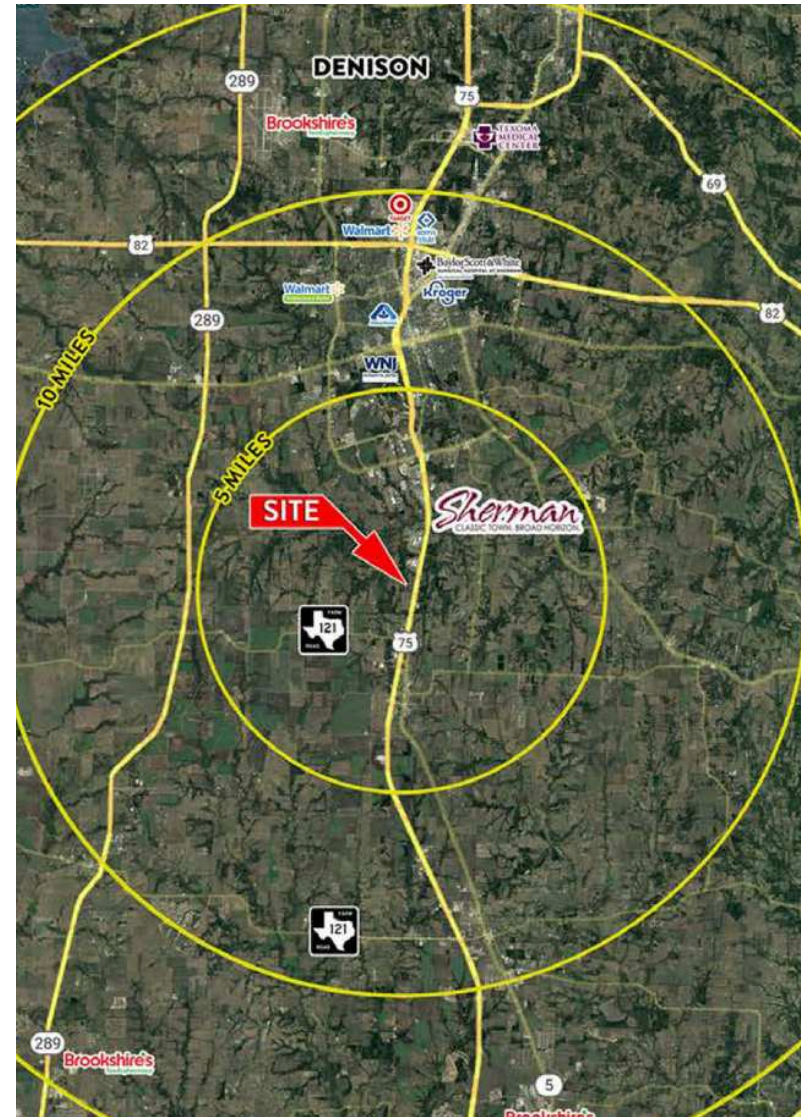


IMPORTANT DISCLOSURES

This Offering Memorandum (the "Memorandum") has been prepared by The Cheney Group for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

This Memorandum is not an offer to sell or a solicitation of an offer to buy any securities or interests in the property. Any offering or solicitation will be made only to qualified prospective purchasers pursuant to applicable laws and regulations. The information contained in this Memorandum is confidential and is intended solely for the use of the recipient. It may not be reproduced or distributed, in whole or in part, without the prior written consent of Cheney Group.

Prospective purchasers should rely solely on their own investigation and evaluation of the property and any investment decision should be made based on the purchaser's own analysis. Cheney Group and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein.



EXECUTIVE SUMMARY

Shepherd's Place is a **531-acre, master-planned mixed-use community** in **Sherman, TX** with direct visibility to **U.S. 75**, positioned **~65 miles north of Dallas**. The plan is **zoned and platted for residential and commercial uses** and is now available to **home builders, multifamily developers, and commercial land buyers**.

Anchored by the large daytime employer **Texas Instruments (TI)** who is expanding their existing facility. Texas Instruments plans to invest more than \$60 billion to build at least seven manufacturing facilities in Texas and Utah, the latest of several projects announced by the global computer chip maker. The Dallas-based company said the largest semiconductor manufacturing investment in its nearly 100-year history is slated for three "mega-sites" and will create more than 60,000 jobs. Construction has begun in Sherman and Richardson, Texas, and Lehi, Utah.

The community plan includes **+/- 1,014 single-family lots, +/- 24 acres of multifamily padded sites, +/- 45 acres of residential lease/flex pads, +/- 25 acres for senior living, and +/- 128 acres of commercial pads**. Frontage includes **~1,553' along Hwy 691 and ~1,387' along Heritage Pkwy**.

A large-scale, mixed-use tract with entitlements and frontage along primary corridors, anchored by rapid employer growth and favorable household economics—positioned to deliver both **residential absorption** and **commercial pad sales/leases** in a fast-growing North Texas submarket.

SHEPHERD'S PLACE | SHERMAN, TX



SHEPHERD'S PLACE | SHERMAN, TX

LOCATION

SWC US 75 & SHEPHERD RD | SHERMAN | GRAYSON COUNTY

303.2 ACRES - RESIDENTIAL

Pod 1 - +/- 59.8 AC | Pod 2 - +/- 64.9 AC
Pod 3 - +/- 48.8 AC | Pod 4 - +/- 46.2 AC

228.5 ACRES - COMMERCIAL/FLEX

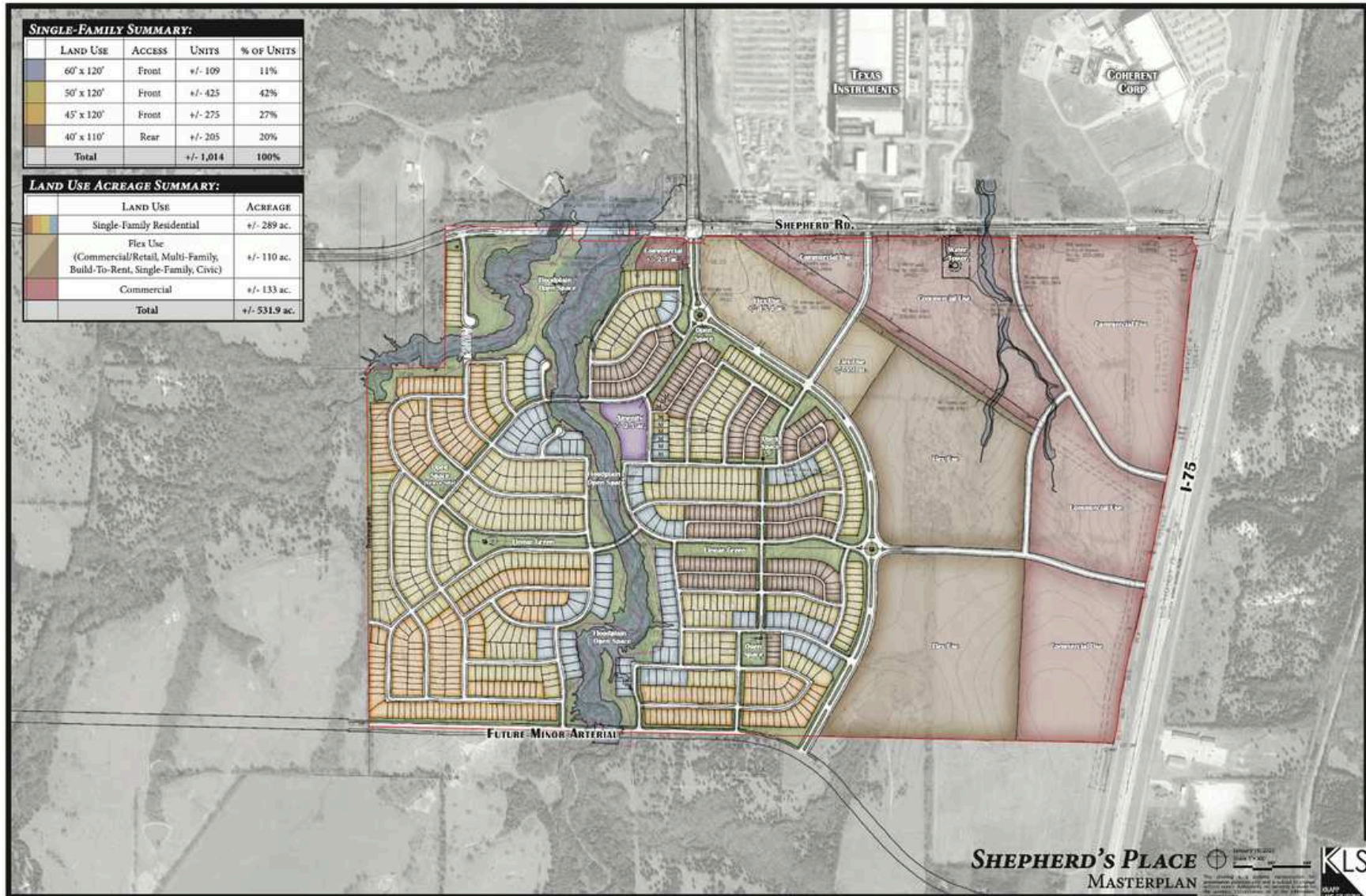
RETAIL, OFFICE/MEDICAL, HOTEL, AND LIGHT INDUSTRIAL. FLEXIBLE TRACT SIZES WITH US-75 EXPOSURE; PAD SALES, GROUND LEASES, BTS

HIGHLIGHTS

- ★ 530 acre mixed use development that includes commercial, single family, senior living and multi-family
- ★ Anchored by the large daytime employer Texas Instruments (TI) who is expanding their existing facility and will add 3,200 jobs averaging 70,000 annual salary. Phase I will create 1,500 jobs and should be operating by 2025.
- ★ Sherman's retail trade area draws customers 25 miles north to Durant, Oklahoma and 15 miles south to Anna, Texas according to the city's study by Esri Business Analyst
- ★ Over 55 new residential projects underway in Sherman totaling 11,386 new single family lots and 16,529 multi-family units.
- ★ Commercial land highly visible on Interstate Hwy 75 which is a major north-south interstate highway that extends over 1,700 miles.



PROPOSED PLAN





MONUMENT REALTY

CHENEY GROUP

RESIDENTIAL TRACT - 303.2 ACRES

SINGLE FAMILY +/- 220.4 AC

- Pod 1 - +/- 59.8 AC
- Pod 2 - +/- 64.9 AC
- Pod 3 - +/- 48.8 AC
- Pod 4 - +/- 46.2 AC

R.O.W. & OPEN SPACE (AMENITY, PARKS, LINEAR GREENS, FLOODPLAIN) +/- 82.8 AC

ACCESS & UTILITIES

Primary access: Shepherd Rd & proposed arterial with planned roundabouts.

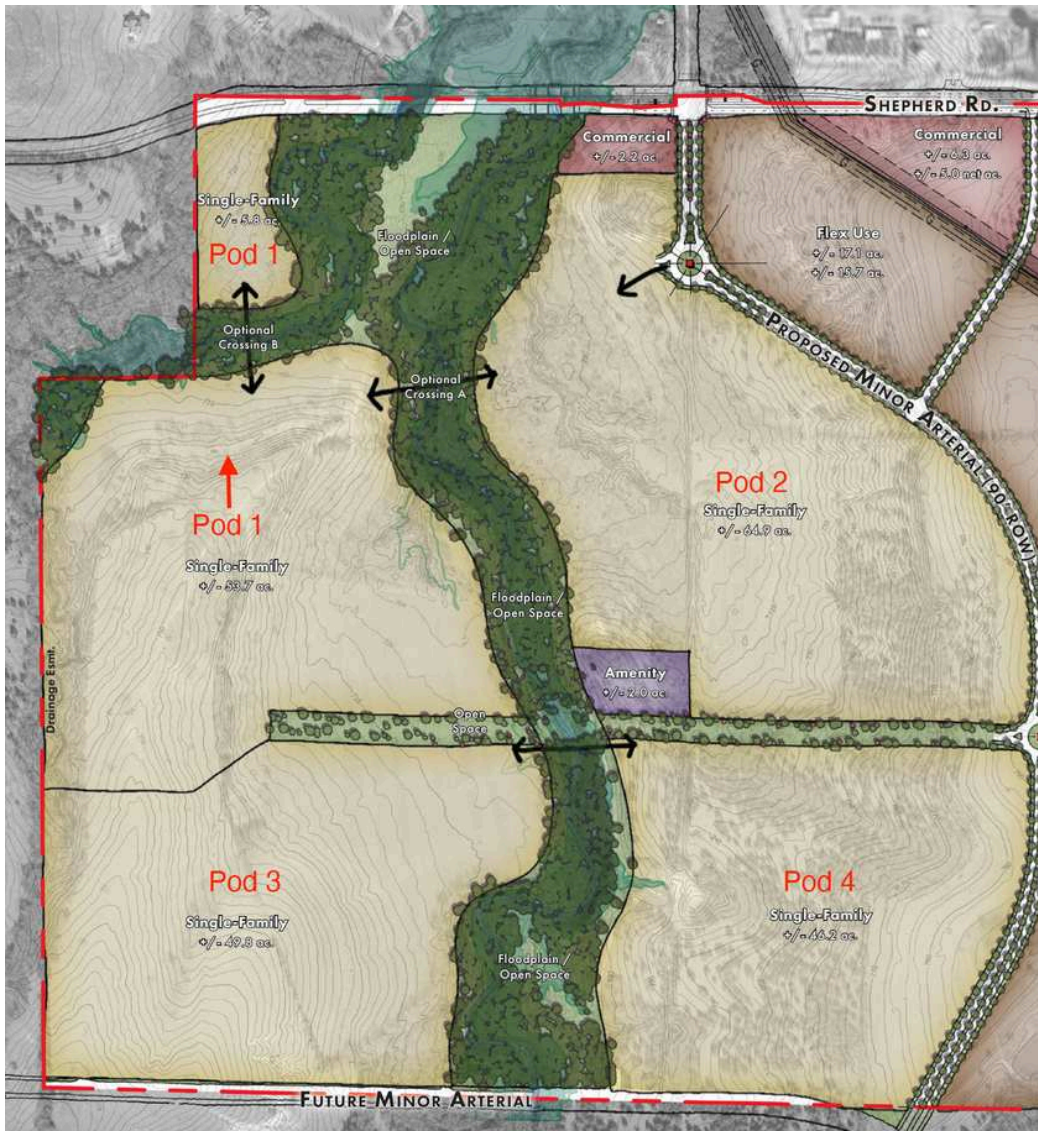
Utilities: City of Sherman water/wastewater; electric (Grayson-Collin EC); natural gas (Atmos); fiber-ready (provider TBD).

STATUS & TIMING

Development Agreement with the city is completed and fully executed.

Entitlements and concept plan in place; phasing by pods.

MUD petition approved by TCEQ up to a bonding capacity of 400 Million



COMMERCIAL TRACT - 228.5 ACRES

High-visibility commercial/flex along US-75: retail pads, medical/office, hotel, and flex/industrial park. Subdividable lots ±1-20+ AC; pad sale, ground lease, or BTS.

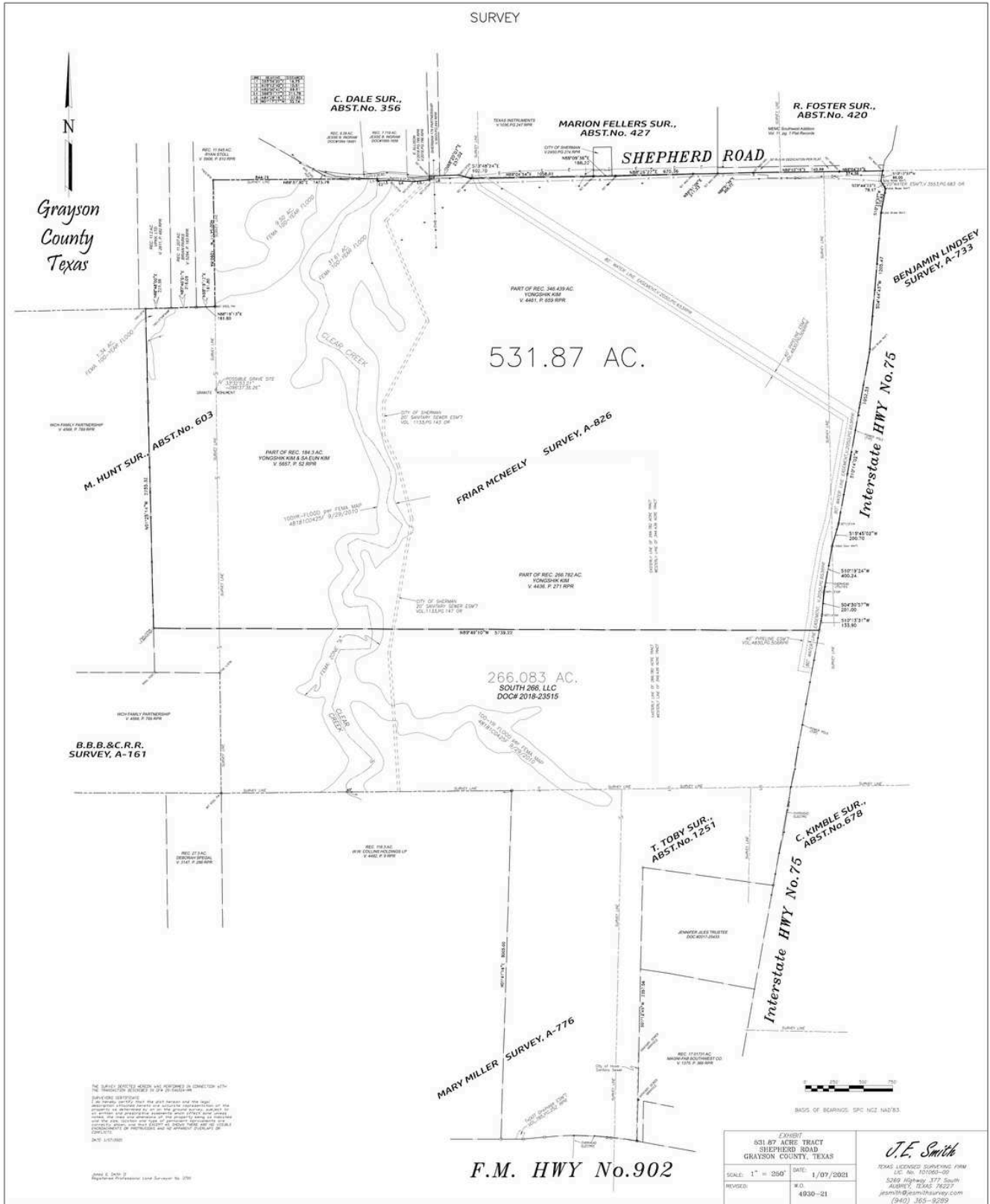
COMMERCIAL DEVELOPMENT OPPORTUNITIES

- GROCER
- FUEL/CONVENIENCE
- FAST FOOD
- SIT DOWN RESTAURANT
- HOTEL
- DAYCARE
- FITNESS
- MEDICAL
- ENTERTAINMENT
- AUTOMOTIVE
- BIG BOX
- AUTO DEALERSHIPS

SHEPHERD RD.



SURVEY



SHEPHERD'S PLACE



SHEPHERD'S PLACE



SHERMAN, TX

Sherman, TX sits on US-75 about 20 miles south of the Oklahoma border and roughly an hour north of Dallas–Fort Worth, the fourth-largest and fast-growing U.S. metro. It's the largest city in the Texoma region and the Sherman-Denison MSA's hub for business, retail, government, and professional services. Population is ~45,264, and the June 2023 Grayson County median home price was \$351,950 (+9.1% YoY).

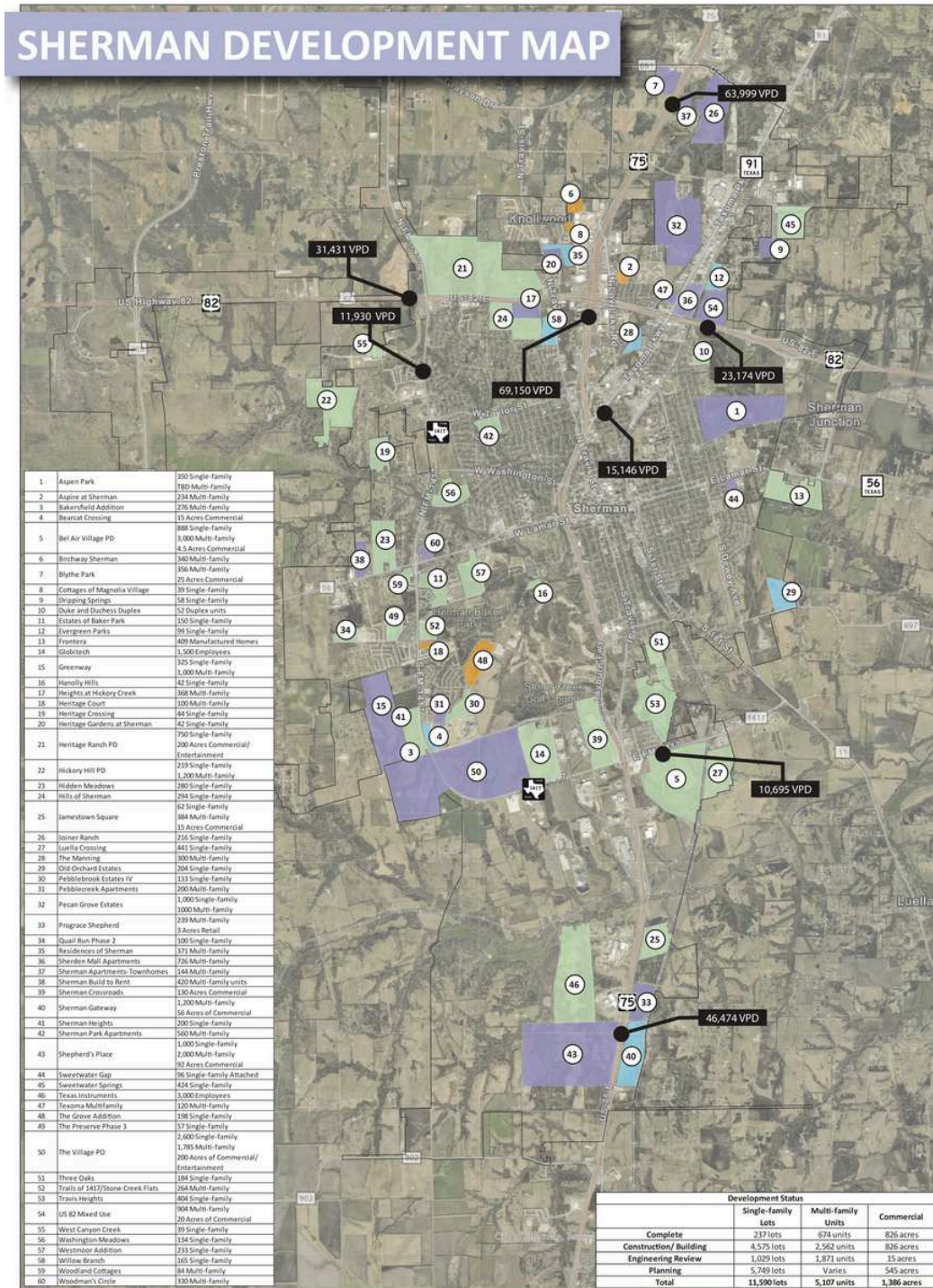
Growth is powered by major semiconductor investments—Texas Instruments and GlobiTech plan about \$35B and up to ~4,500 new jobs—plus steady anchors in education (Austin College, Grayson College). Key employers include TI, Tyson Foods, Sherman ISD, and Wilson N. Jones Regional Health System. Core sectors are education, manufacturing, technology, and healthcare, supported by Texoma Regional, Wilson N. Jones, and Baylor Scott & White hospitals—positioning Sherman for continued residential and commercial expansion.



★ Designed by TownMapsUSA.com



DEVELOPMENT MAP - 2025



Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services



CITY OF SHERMAN Development Map

- Legend**
- City Limits
 - Complete
 - Construction/Building
 - Engineering Review
 - Planning

Date: 05/01/2025

SHEPHERD'S PLACE

Billion-dollar chip plant hits major milestone in North Texas



Published: June 12, 2025

Sherman a step closer to popular grocery store chain coming to town



Published: Nov. 26, 2024

Why Sherman property values are on the rise downtown and residentially



Published: Jan. 30, 2025

GlobalWafers announces additional \$4 billion investment in Sherman



Published: May 15, 2025



OUR TEAM



JEFF CHENEY
BROKER/TEAM LEAD



TERRI PATERSON
COMMERCIAL AGENT



AKASH KHANNA
COMMERCIAL/
RESIDENTIAL AGENT

INVESTMENT SALES | ACQUISITION | LEASING | TENANT REPRESENTATION

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



CONTACT

Jeff Cheney
214.550.8200
jeff@cheneygroup.com

Akash Khanna
945.217.6410
akash@cheneygroup.com

Terri Paterson
214.632.2400
terri@cheneygroup.com

M
MONUMENT REALTY
CHENEY GROUP

Cheney Group
1 Cowboys Way Ste 160 | Frisco, TX, 75034
214.550.8200
www.cheneygroup.com