



SITE
4.875
Acres



Sherman
Town Center

US Hwy 75

FOR SALE

SHERMAN TOWN CENTER PARCEL

811 Graham Drive, Sherman, TX 75092

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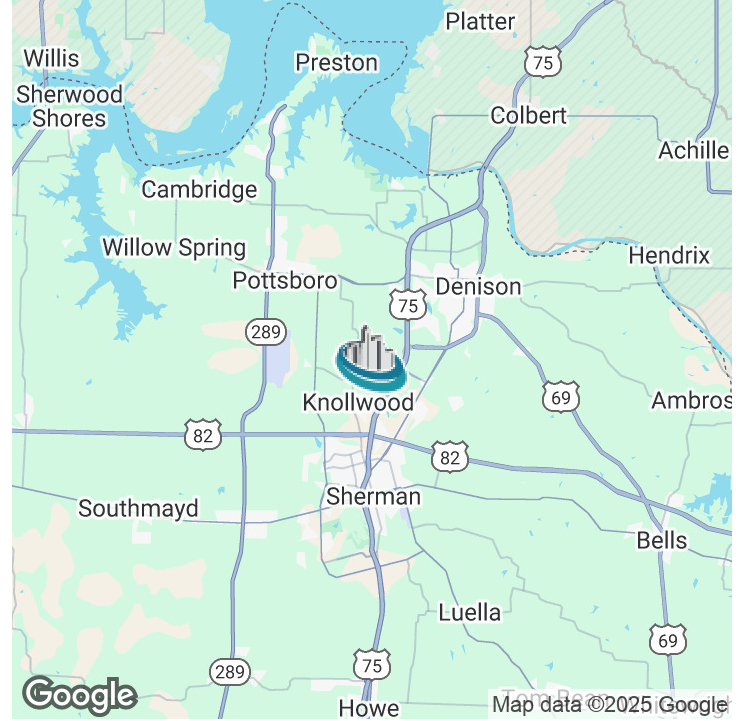
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Executive Summary



OFFERING SUMMARY

Sale Price: Subject To Offer
Lot Size: 4.875 Acres

PROPERTY OVERVIEW

Tabani Realty is pleased to present a prime investment opportunity located in Sherman Texas, at a high-exposure intersection near Graham Drive and Loy Lake Road. The parcel is 4.875 acres and is zoned commercial. Ideally situated near the 1.15 million square ft Sherman Town Center shopping center anchored by Walmart, Cinemark, Hobby Lobby, Target, Home Depot and JCPenney with having excellent signage visibility to and from highly traveled Hwy 75, and with all utilities to the site.

Sherman is home to Texas Instruments, with its new expansion expected to bring \$60 billion investment to North Texas and beyond. Other nearby employers include Tyson Foods, GlobiTech, Emerson, Kaiser Aluminum and Sunny Delight. National retailers nearby include Kohl's, Academy, Sam's Club, Lowe's, Orschelin, and Office Depot. Sherman is only about 15 minutes from from Choctaw Casino, Lake Texoma and the new under construction Hard Rock hotel.

<https://www.wfaa.com/article/money/texas-instruments->



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Complete Highlights



PROPERTY HIGHLIGHTS

- Sherman is recognized as one of Texas's most desirable towns, with access to the Dallas-Fort Worth Metroplex and the Texoma region
- Sherman has a robust population of over 95,000 with projected growth of 14% over the next five years, and a median household income of \$58,420
- Metro-wide employment rose from 64,600 to 66,300 between 2022–2023, a growth rate of 2.56%
- Sherman Town Center is the largest shopping center between Dallas and Oklahoma City
- Located on US Hwy 75 just north of Sherman Town Center anchored by Walmart, Cinemark, Hobby Lobby, Target, Home Depot & JC Penney
- High traffic volume on US Hwy 75
- Close to Heritage Ranch, with seamless access to Hwy 75 and 82, ensuring strong connectivity to key markets
- Pro-business incentives include local tax abatements, Freeport exemptions, revolving loan programs, cash grants, plus state-level benefits like Texas Enterprise Fund and Skills Development Fund
- Livability rating's upward trend continues with large-scale residential and recreational developments enhance appeal for workers and families



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Area Employers

Company	Industry	Employees
Tyson	Case Ready Beef & Pork	1,765
Sherman Independent School District	Public Schools	1,137
Carrus Hospital	Hospital	650
Texas Instruments	Semiconductors	600
Grayson County	Local Government	565
City of Sherman	Local Government	606
Alorica	Call Center	452
Emerson	Rotary Control Valves	450
Wilson N. Jones Regional Medical Center	Hospital	443
Capio	Call Center	375
GlobiTech	Silicon-epitaxy Services	215
Coherent	Vertical-Cavity Surface-Emitting Lasers	377
Wal-Mart / Sam's	Retail	375
Royal Case	Carring Cases	371
Austin College	College	294
Eaton B-Line	Metal Enclosures	270
Heritage Park Surgical Hospital	Hospital	250
Presco	Flexible PVC Film	195
Sunny Delight	Beverages	174
GlobalWafers	Silicon Wafers	150
Progress Rail Services	Rail Turnouts & Frogs	133
ActiTech	Personal Care Products	130
Modular Power Solutions	Power Skids for Data Centers	108
Starr Aircraft	Commercial Aircraft Interior Products	100
Altium Packaging	Plastic Bottles & Containers	80

MAJOR EMPLOYERS

Major technology employers like Texas Instruments and GlobiTech/GlobalWafers have each planned major capital injections to expand operations, which are projected to create thousands of jobs, further fueling population growth.

Texas Instruments ~\$30B / 3,000 jobs
GlobiTech/GlobalWafers ~\$5B / 1,500 jobs

Industrial parks include Sherman's Progress Park (3,300 acres) and Midway Industrial Park (300 acres) Other nearby employers include Tyson Foods, Wilson N. Jones Health Systems, Austin College, Finisar, Emerson, Royal Case, Kaiser Aluminum, Sunny Delight, Cooper B-Line Systems, among others.

sources:
<https://www.sedco.org/workforce/major-employers/>
 (businessintexas.com)

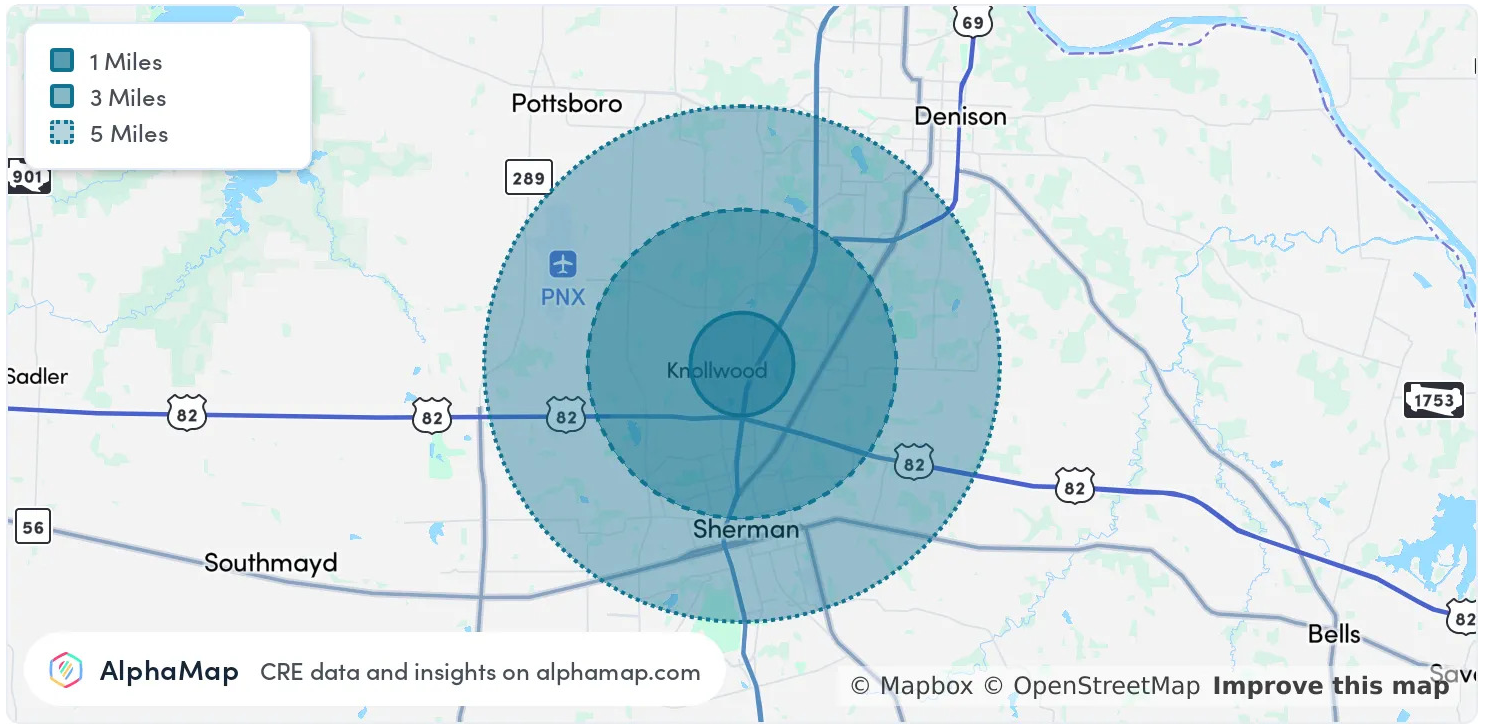




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Area Analytics



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,899	22,035	53,123
Average Age	40	41	40
Average Age (Male)	39	39	39
Average Age (Female)	42	42	42

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,331	8,833	20,430
Persons per HH	2.2	2.5	2.6
Average HH Income	\$96,209	\$86,103	\$81,031
Average House Value	\$305,085	\$320,389	\$286,365
Per Capita Income	\$43,731	\$34,441	\$31,165

Map and demographics data derived from AlphaMap



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| Aerial Map Aerial Map - Retail



Google

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