

NEC Loy Lake & Pecan  
Grove Rd

SHERMAN, TX



# Offering Overview



*Sherman*  
CLASSIC TOWN. BROAD HORIZON.



.66 ± AC  
Land Area



16,000+ VPD  
Traffic Counts



\$875,000  
Price

# Market Aerial

City of Sherman



*Sherman*  
CLASSIC TOWN. BROAD HORIZON.



## Sherman Market

Map shows existing Commercial Businesses



Westwood Village



TEXAS INSTRUMENTS

*In, 2021, Texas Instruments announced a \$30B investment in a new semiconductor wafer fabrication project at its existing site in Sherman that will support an additional 3,000 jobs upon completion.*

*Construction is underway and Phase 1 production is scheduled to begin in 2025.*



GLOBITECH  
DESIGNING EPI SOLUTIONS

*In, 2022, GlobalWafers CO, selected the City of Sherman for its 300-millimeter silicon wafer factory. This \$5B investment will support an additional 1,500 jobs and production from the first fab is anticipated as early as 2025.*



TJ-maxx



OLD NAVY



KOHL'S



HOBBY LOBBY



Cheddar's



Walmart



HARBOR FREIGHT

BOOT BARN

TSC TRACTOR SUPPLY CO

verizon

An aerial photograph of a commercial and residential area. In the foreground, there are several large parking lots, some with cars, and a few commercial buildings. A multi-lane highway runs through the middle of the image, with a prominent interchange. The background shows a mix of residential housing and more commercial buildings under a clear sky. The image is overlaid with a dark blue semi-transparent layer containing text and a logo.

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