

CAPROCK

REAL ESTATE ADVISORS

SHERMAN OPPORTUNITY
ZONE / ADAPTIVE REUSE /
REDEVELOPMENT

3100 VERSAILLE DR | Sherman, Tx



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EXECUTIVE SUMMARY

This 18,000 SF commercial property, situated just ¾ mile from Texoma Parkway in Sherman, Texas, presents a compelling redevelopment opportunity at the intersection of strong market fundamentals and flexible use optionality. Currently operating as an established family skating rink, the asset offers a buyer the ability to continue its entertainment legacy, execute an adaptive reuse conversion for indoor sports or recreation, or redevelop the site for flex industrial, contractor, or service-commercial use. Sherman's economic trajectory, anchored by Texas Instruments' \$30B semiconductor campus and GlobalWafers' \$5B silicon wafer facility, has generated accelerating demand for precisely the type of light industrial and commercial service space this site can deliver, making the timing for acquisition and repositioning exceptionally favorable.

INVESTMENT HIGHLIGHTS

PRIME NORTH TEXAS LOCATION

Situated in Sherman, Texas, just ¾ mile from Texoma Parkway with direct access to major highways, retail corridors, and rapidly expanding residential communities.

ESTABLISHED COMMUNITY ASSET

Currently operating as a well-known family skating rink with strong local recognition, offering a buyer immediate goodwill and an existing patron base to build from if desired use remains the same.

FLEX INDUSTRIAL REDEVELOPMENT

The 1.10-acre site supports redevelopment as office warehouse, industrial flex suites, contractor bays, or a service-oriented commercial center to capture Sherman's growing trade and industrial tenant demand.

HIGH-GROWTH MARKET FUNDAMENTALS

Positioned in one of North Texas' fastest-growing economic and industrial markets, driven by Texas Instruments, GlobalWafers, and accelerating semiconductor and logistics investment.

ADAPTIVE REUSE READY

The 18,000 SF open-span footprint is well-suited for conversion to indoor sports, recreation, fitness, multi-sport training, or family entertainment without significant structural modification.

RARE OPTIONALITY AT ONE ADDRESS

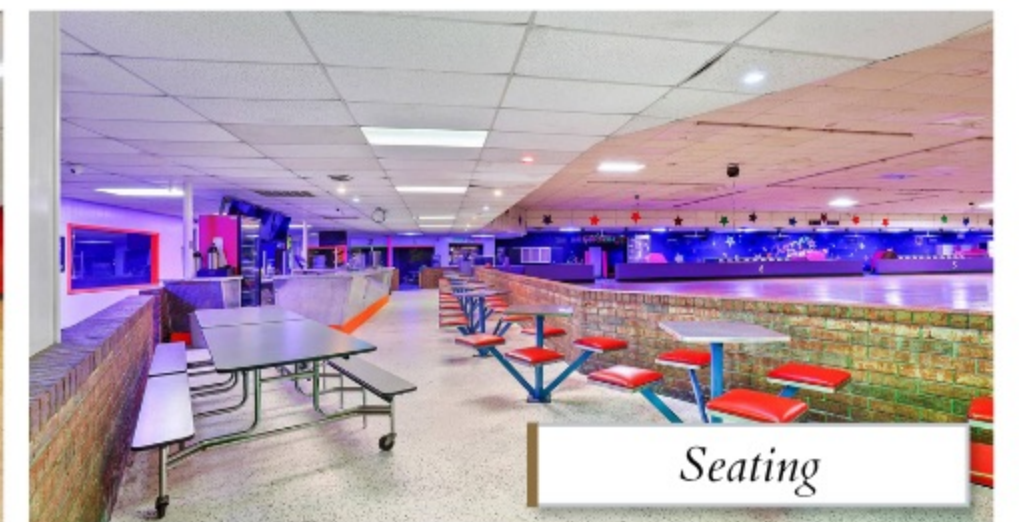
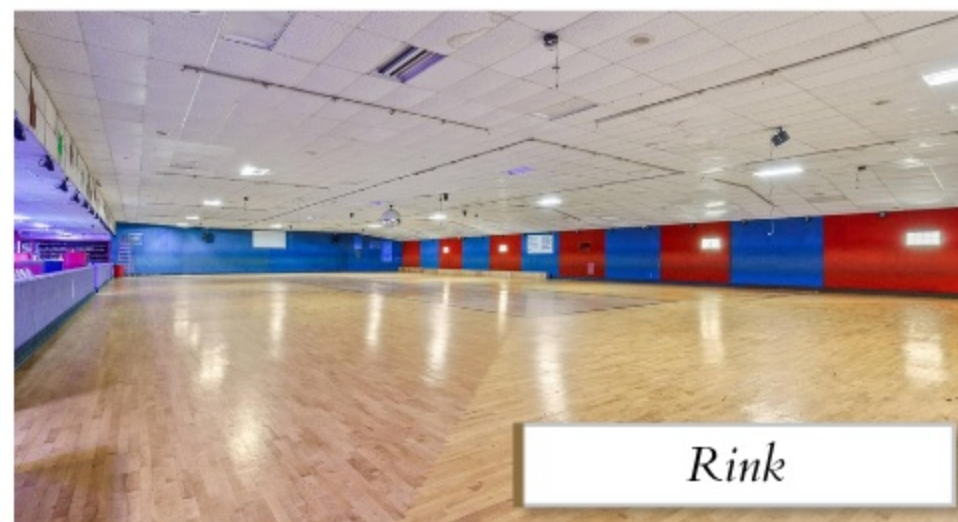
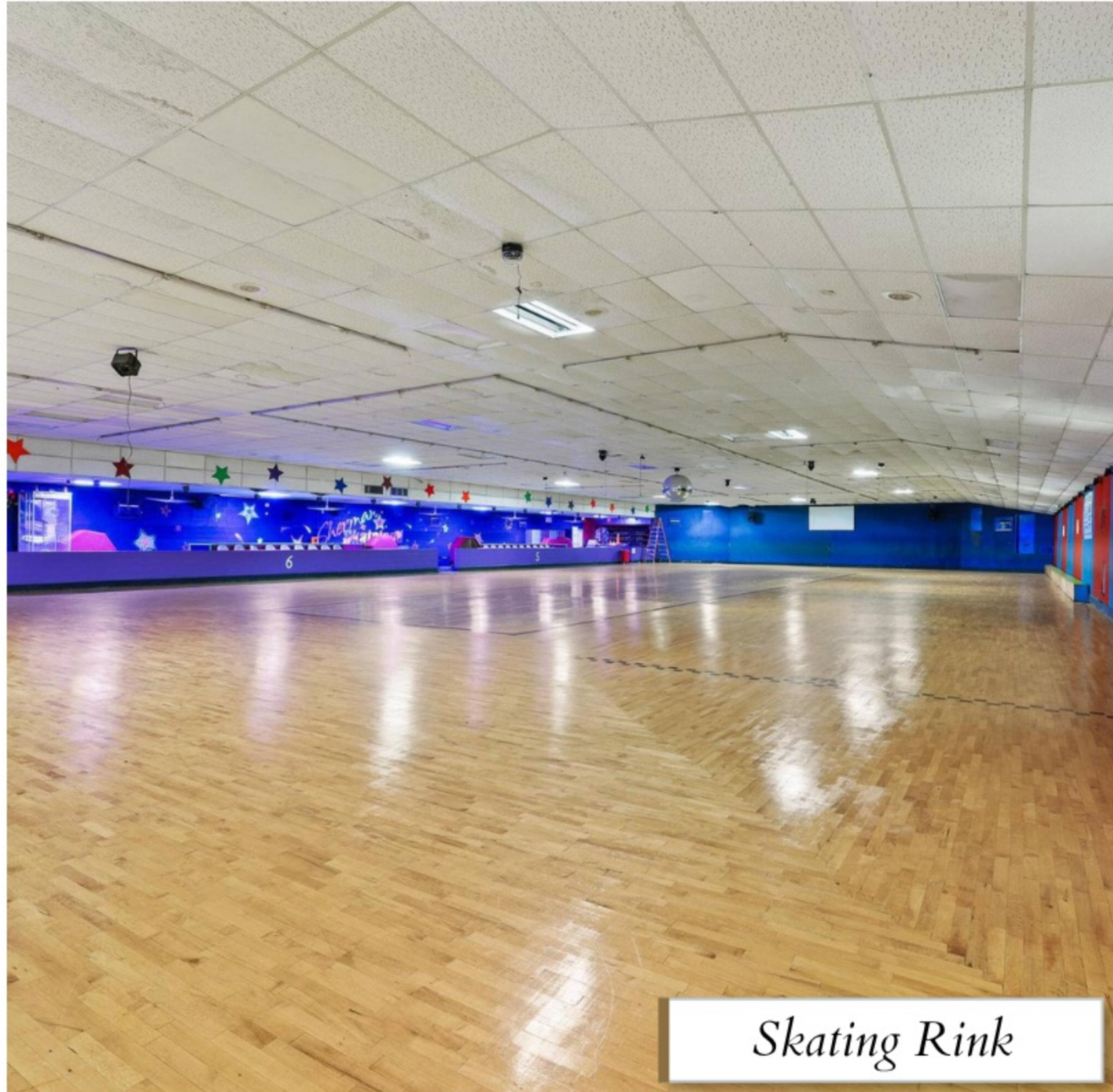
Few assets offer this range of viable paths such as entertainment continuation, adaptive reuse, or ground-up redevelopment, giving the buyer the flexibility to execute the highest and best use strategy for the market.



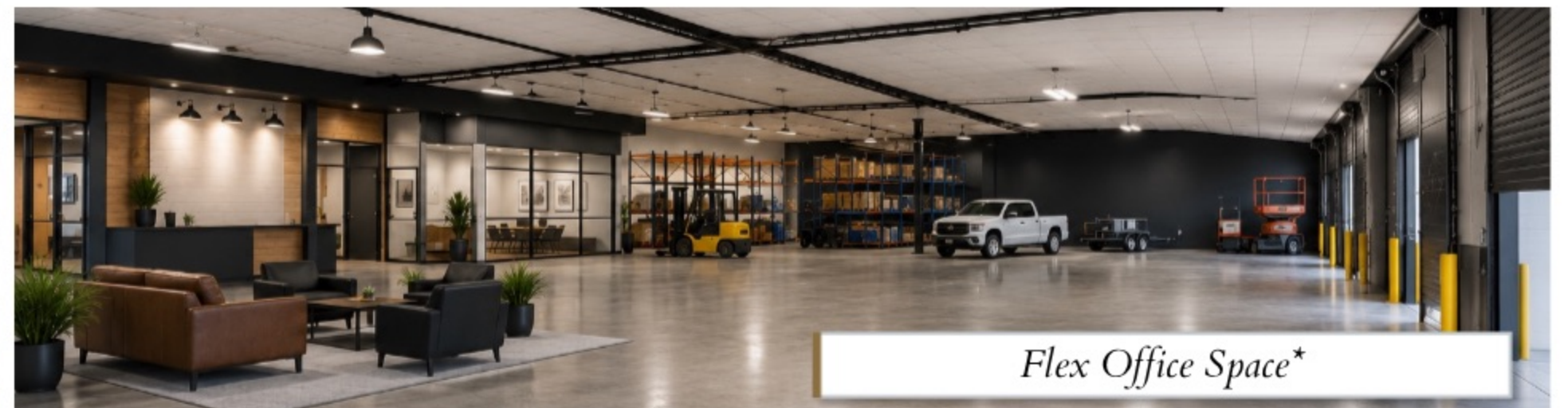
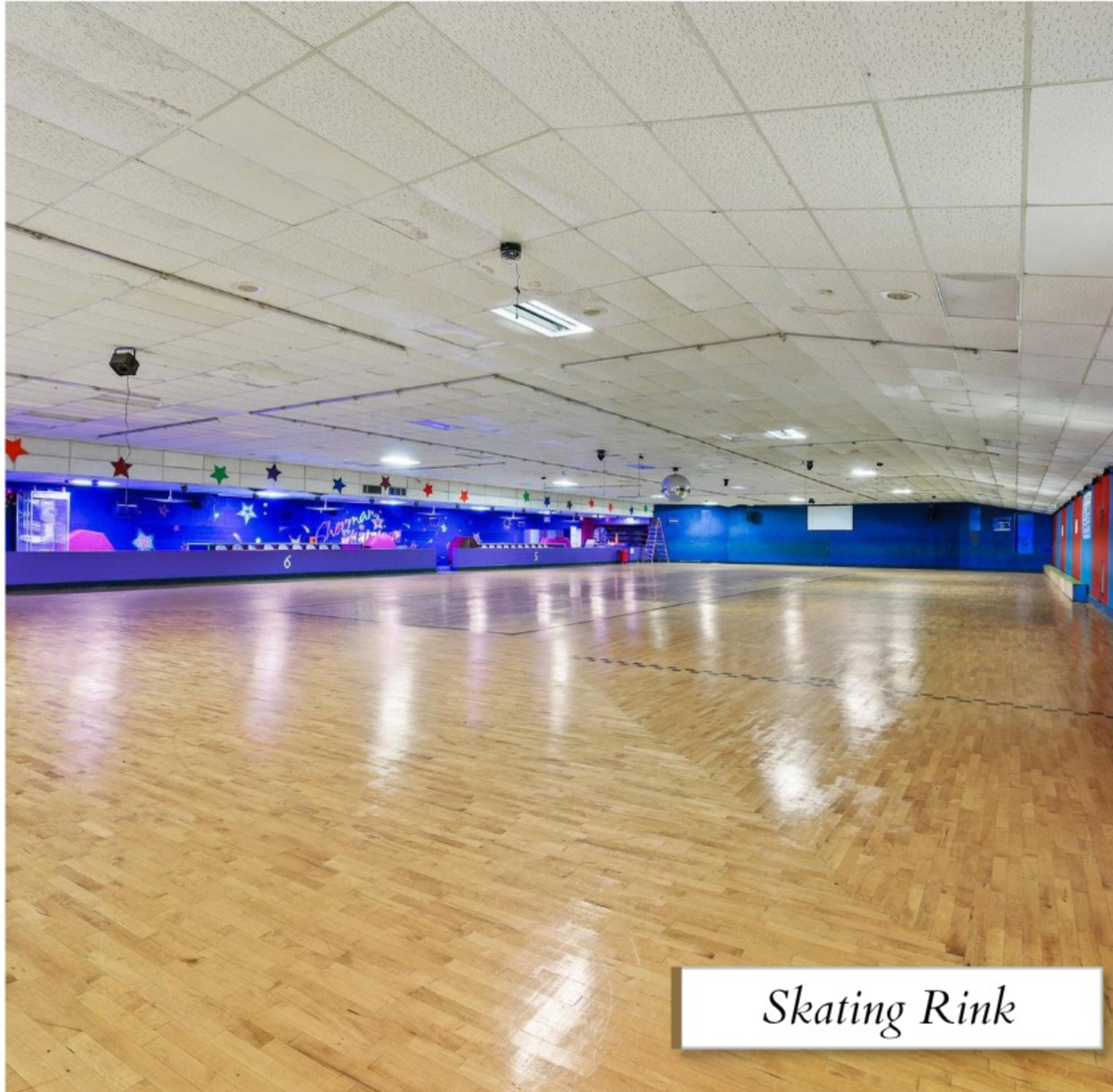
18K^{SF}

Sherman, Tx
COLLIN COUNTY

PROPERTY PHOTOS



POSSIBLE CONCEPTS *AI GENERATED RENDERINGS



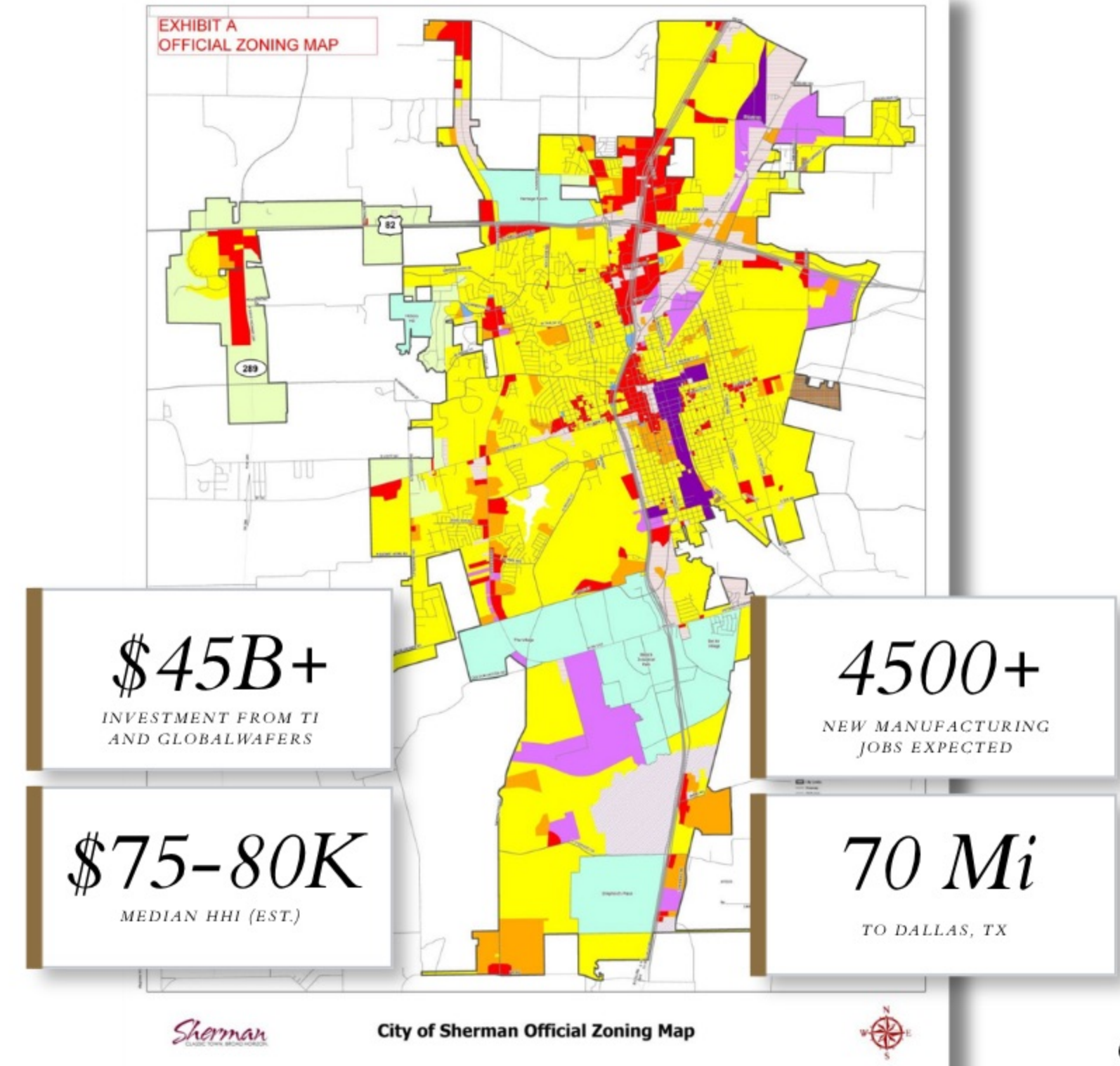
MARKET OVERVIEW-SHERMAN, TX

SHERMAN, TEXAS – THE GROWTH STORY

Sherman has emerged as one of the fastest-growing commercial and industrial markets in North Texas, fueled by unprecedented investment in advanced manufacturing, infrastructure, and workforce development. Located approximately 70 miles north of Dallas along the U.S. Highway 75 corridor, the city offers strategic access to the Dallas-Fort Worth Metroplex while benefiting from lower operating costs and a pro-business environment.

The market is anchored by more than \$45 billion in announced investments from Texas Instruments and GlobalWafers, positioning Sherman as a nationally significant semiconductor manufacturing hub. These transformative projects are driving sustained job creation, population growth, new housing development, and increased demand for retail, office, industrial, and service-oriented commercial real estate.

With continued public and private investment, expanding infrastructure, and a diversified employment base, Sherman is well positioned for long-term economic growth and remains one of North Texas' most attractive emerging markets for commercial real estate investment.




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*CREATING A LEGACY, ONE
CLIENT AT A TIME.*

CALL / EMAIL FOR MORE INFORMATION

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