

3200 S. US HIGHWAY 75  
SHERMAN, TX 75090



# Sherman Crossroads

MIXED-USE RETAIL/COMMERCIAL DEVELOPMENT



Ground Lease or Sale

# Site DETAILS

## Zoning

C-2 Subject to Blalock Overlay

District Requirements

QSR zoned pad site only

Exclusions: Chicken, Mexican, Coffee

## Area DEMOGRAPHICS

### Population

1,581  
1-mile

19,878  
3-mile

### Household Income

\$72,030  
1-mile

\$55,617  
3-mile

### Total Households

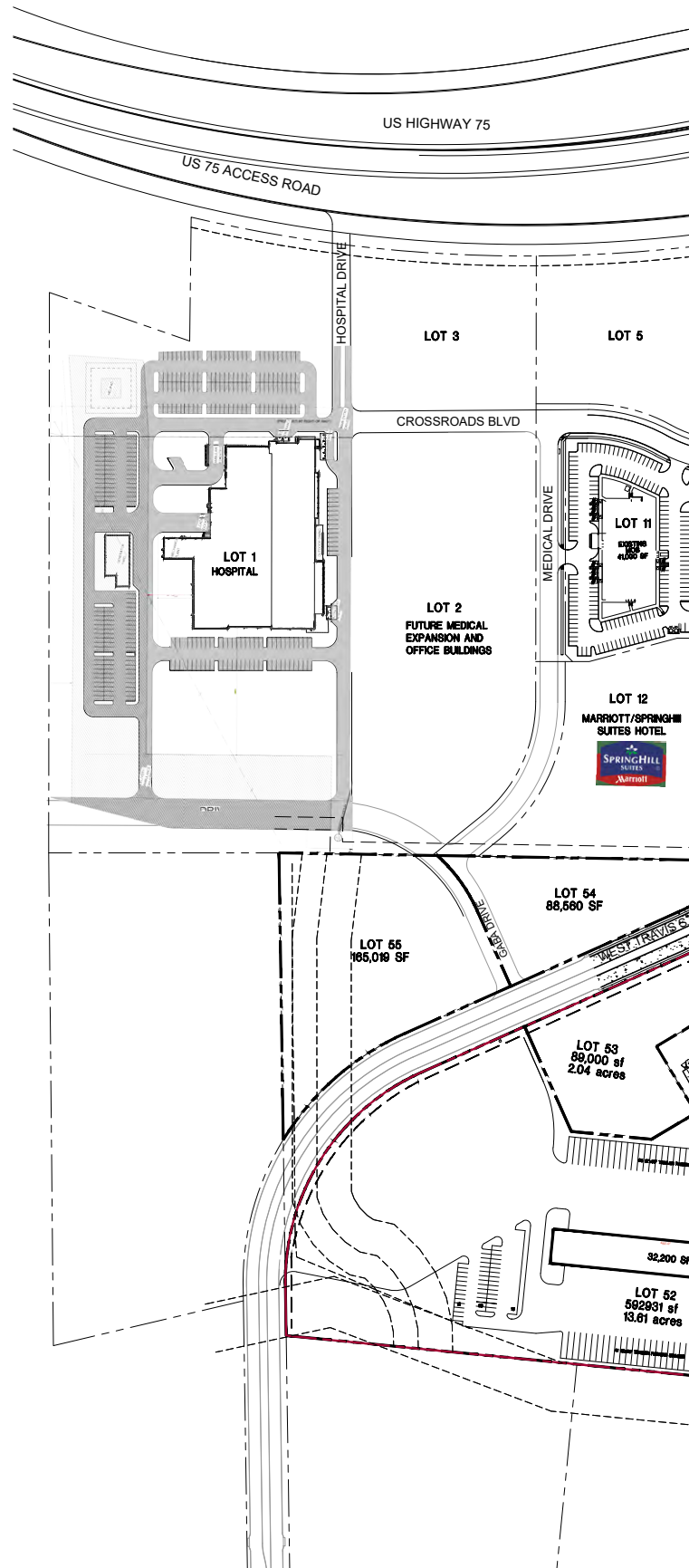
638  
1-mile

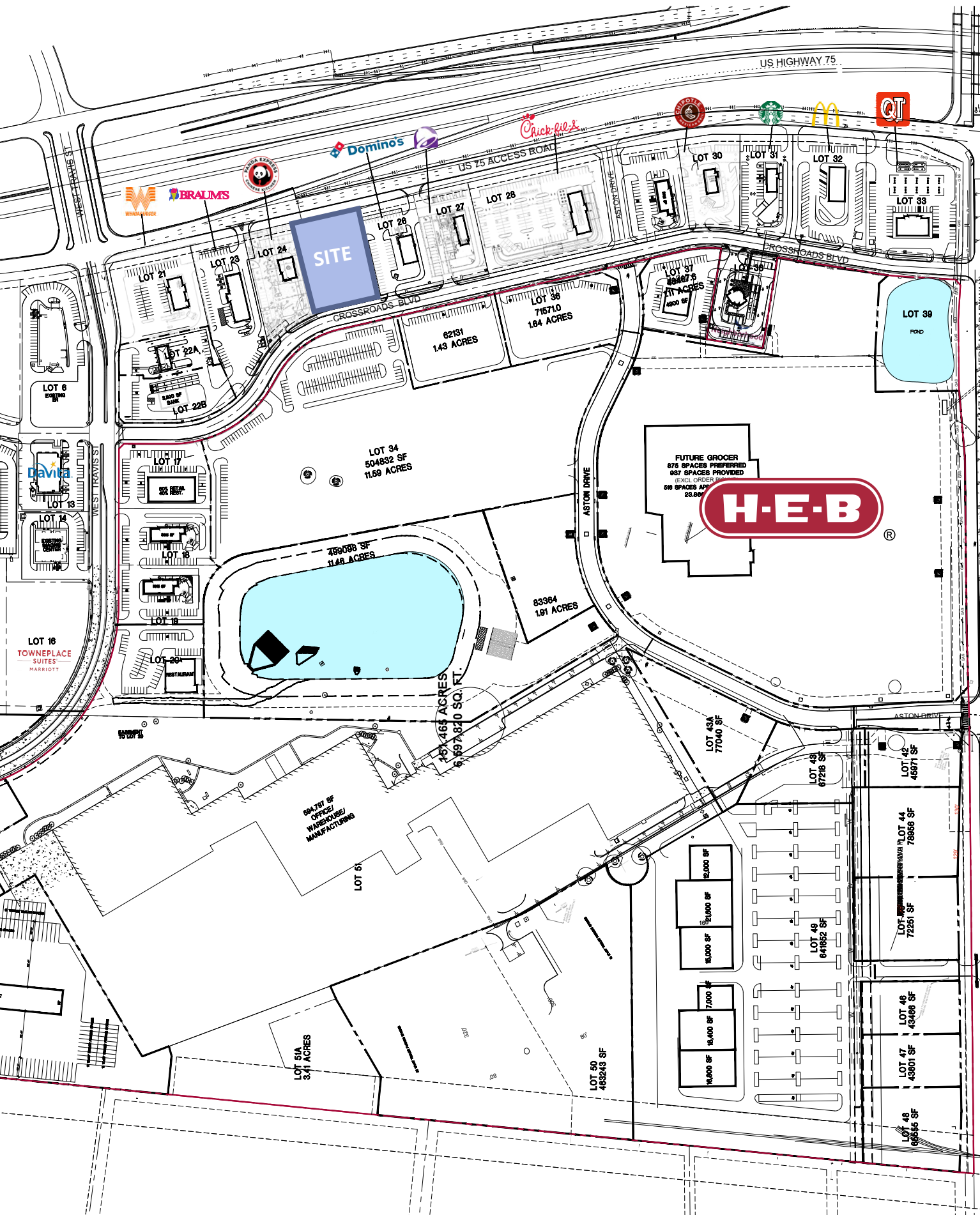
7,396  
3-mile

### Daytime Employment

2,041  
1-mile

10,348  
3-mile





US HIGHWAY 75

Domino's

Chick-fil-e

Wendy's

SITE

H-E-B

FUTURE GROCER  
876 SPACES PREFERRED  
937 SPACES PROVIDED  
EXCL ORDER  
816 SPACES APX  
28,800 SF

LOT 34  
504892 SF  
11.69 ACRES

62191  
143 ACRES

LOT 36  
716710  
1.84 ACRES

499098 SF  
11.48 ACRES

83364  
1.91 ACRES

257,465 ACRES  
6,897,820 SQ. FT.

LOT 43A  
77040 SF

LOT 43  
67218 SF

LOT 42  
45971 SF

LOT 44  
78966 SF

LOT 46  
43466 SF

LOT 47  
43601 SF

LOT 48  
69566 SF

LOT 50A  
3.41 ACRES

LOT 50  
468243 SF

12,000 SF

21,000 SF

30,000 SF

16,400 SF

19,800 SF

LOT 49  
641952 SF

LOT 45  
72261 SF

824707 SF  
OFFICES/  
WAREHOUSE/  
MANUFACTURING

LOT 16  
TOWNEPLACE  
SUITES  
MARRIOTT

LOT 13  
Davita

LOT 21  
LOT 22A  
BANK OF AMERICA  
LOT 22B

LOT 26  
LOT 27  
LOT 28

LOT 30  
LOT 31  
LOT 32  
LOT 33

LOT 6  
LOT 7  
LOT 8  
LOT 9  
LOT 10  
LOT 11  
LOT 12  
LOT 14  
LOT 15  
LOT 17  
LOT 18  
LOT 19  
LOT 20

LOT 23  
LOT 24

LOT 37  
11.71 ACRES  
4900 SF

LOT 38  
1.91 ACRES

LOT 39  
POD

LOT 40  
LOT 41

LOT 43  
LOT 44  
LOT 45  
LOT 46  
LOT 47  
LOT 48

LOT 49  
LOT 50  
LOT 50A  
LOT 51

# Site HIGHLIGHTS



**1.21-acre (52,753 SF)** mixed-use retail/commercial development for sale



**Newly opened** medical offices, existing fast food, planned acute-care hospital, future grocery store, and mixed retail



**SITE**  
**1.21 ACRES**

**TRAVIS ST**

**CROSSROADS BLVD**





Located in a high-growth area on **US Highway 75 and FM 1417** with **Great Visibility**



**Planned outdoor dining** options overlooking the scenic Aston Pond

75

62,000+ VIEWS PER DAY



HERITAGE PKWY



**THE GROVE**  
198 SINGLE FAMILY  
192 MULTIFAMILY

**PEBBLEBROOK 4**  
139 SINGLE FAMILY



**PEBBLECREEK APARTMENTS**  
200 MULTIFAMILY

**LAKELAND PHARMACY**

**GATEWAY**  
DIAGNOSTIC IMAGING  
Impeccable quality. Patient savings.

**ER of TEXAS**

**NORTH TEXAS GASTROENTEROLOGY ASSOCIATES**

**SHERMAN HIGH SCHOOL**

**BEARCAT CROSSING**  
15 ACRES OF COMMERCIAL

\$5 BILLION EXPANSION



**SHERMAN HEIGHTS**  
200 SINGLE-FAMILY

**SunnyD**

390 EMPLOYEES

**Tyson**  
1,700 EMPLOYEES

**TEXAS INSTRUMENTS**  
3,800 EMPLOYEES



**THREE OAKS**  
234 SINGLE FAMILY

**TRAVIS HEIGHTS**  
400 SINGLE FAMILY

**LUELLA CROSSING**  
440 SINGLE FAMILY

**BEL AIR VILLAGE**  
4.5 ACRES OF COMMERCIAL  
1,000 SINGLE-FAMILY  
3,000 MULTI-FAMILY



Bennett Rd

# Get In Touch

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