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# PrestonBend

REAL ESTATE

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## FOR SALE

2 Acres S Heritage Parkway/1417, Sherman, Texas



### OVERVIEW

- Lot Size:  $\pm$  2 AC
- Sale Price: Please Inquire
- Zoning: C-1 Commercial
- Utilities nearby
- Located along high-traffic FM 1417/Heritage Pkwy corridor
- Convenient access to US 75, Hwy 56 and US 82

### PROPERTY DETAILS

Unique opportunity to acquire 2 acres of prime land in the heart of a high-traffic corridor in rapidly -growing West Sherman. The site sits less than one mile from the new state-of-the-art Sherman High School and is surrounded by major master-planned residential developments. With significant manufacturing projects bringing thousands of new jobs to the area, this location offers outstanding long-term growth and investment potential. Call Broker today for details!



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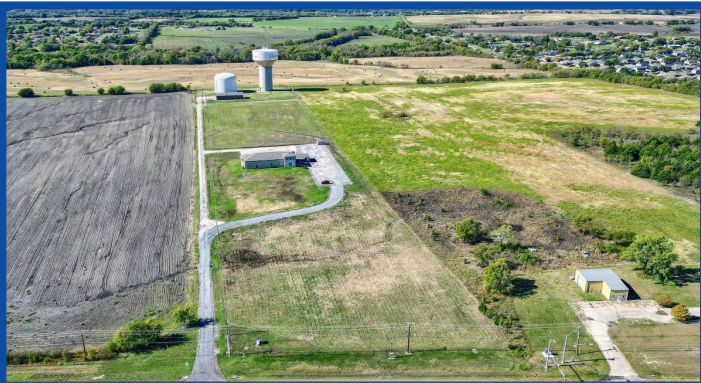
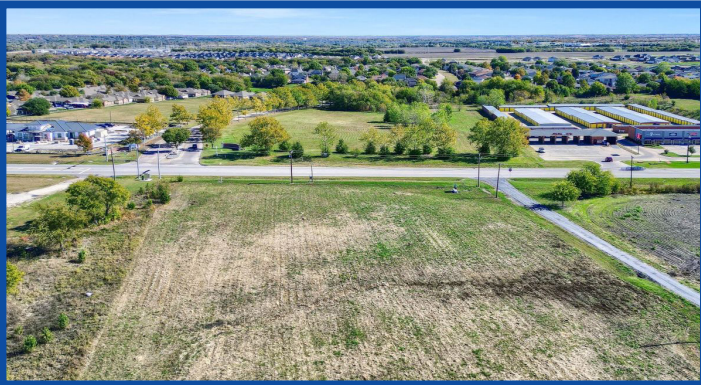
Randy Jay,  
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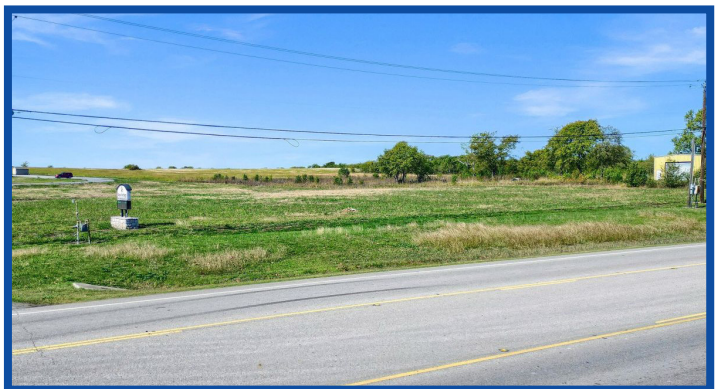
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## PROPERTY DETAILS

2 Acres S Heritage Parkway/1417, Sherman, Texas



- ± 2 acres
- C-1 commercial zoning
- Near new Texas Instruments and GlobiTech plants
- Within one mile of Sherman High School
- Surrounded by large-scale, master-planned residential developments currently under construction



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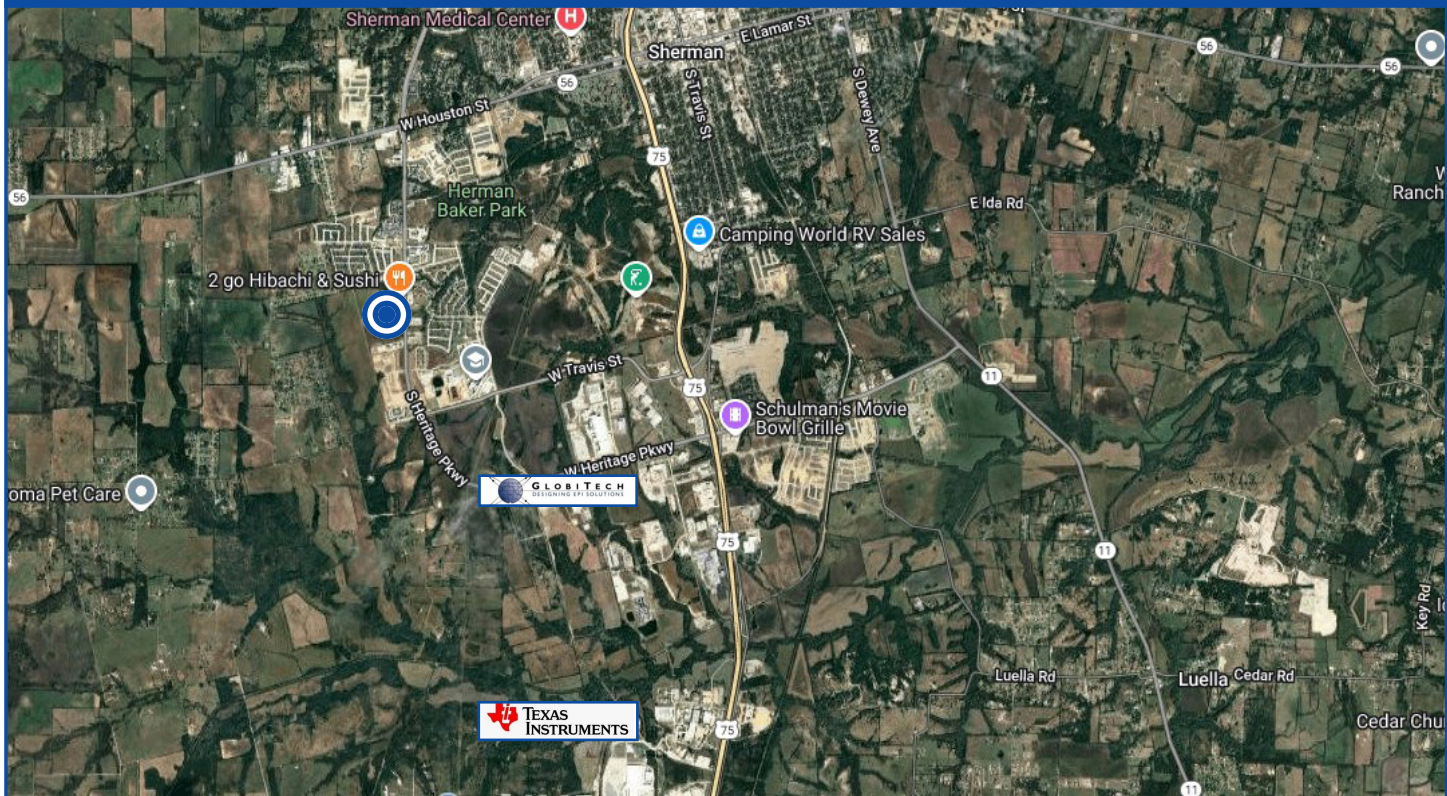
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## SITE AERIAL

2 Acres S Heritage Parkway/1417, Sherman, Texas



Unlock the potential of your business in Sherman, Texas, a region that has attracted over \$35 billion in private tech investments. With companies like Texas Instruments and GlobiTech currently under construction, Sherman is a prime location for growth and innovation. Don't miss out on the chance to become part of this thriving business environment. Contact Broker today!



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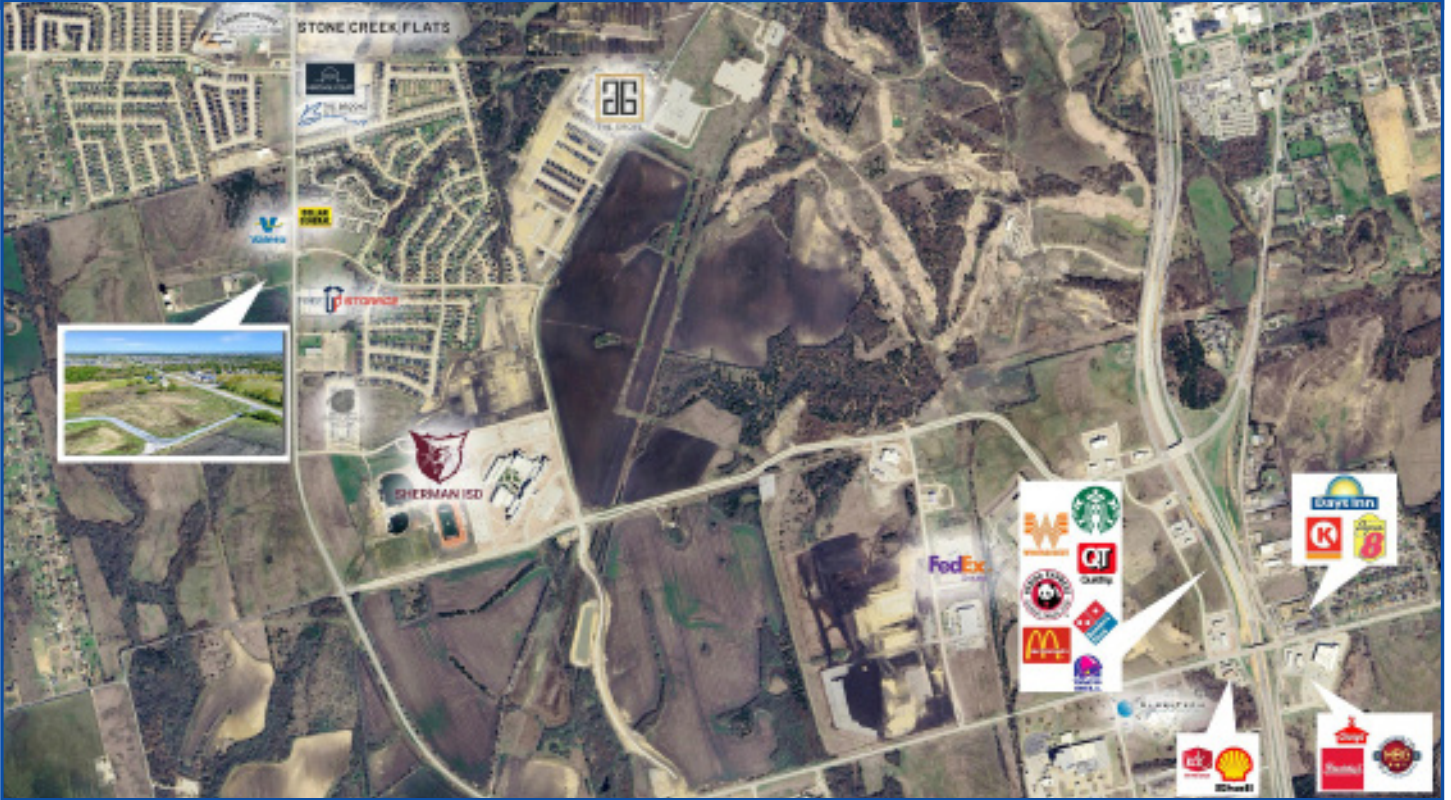
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THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.



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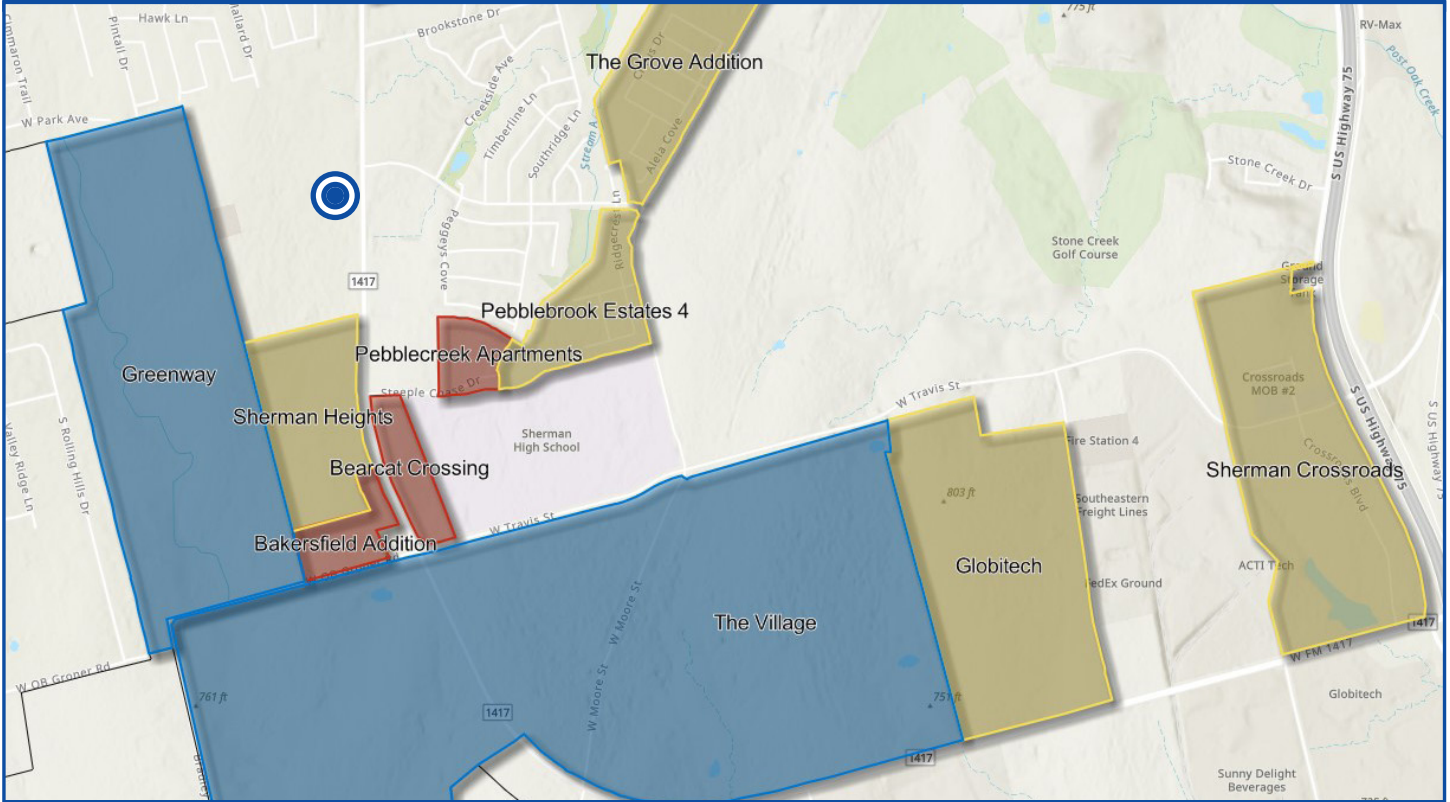
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## LOCATION INFORMATION

Sherman, Texas



### Area Projects

Greenway:

The Village:

Sherman Heights:

Pebblebrook Estates:

The Grove Addition:

Pebblecreek Apts:

Bearcat Crossing:

Bakersfield Addition:

Planned 325 Single-family houses / 1,000 Multi-family units

Planned 2,600 Single-family houses / 1785 Multi-family units

Under Construction 200 Single-family houses

Under Construction 133 Single-family houses

Under Construction 198 Single-family houses / 192 Multi-family units

Planned 200 Multi-family Units

150 AC Planned Commercial

276 Single-family houses



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## LOCATION INFORMATION

Sherman, Texas



Sherman is a thriving city known for its prestigious institutions like Austin College and Grayson College, a vibrant arts community, and its role as the retail hub of far North Texas and Southern Oklahoma. The city is gaining national attention as a center for advanced manufacturing, with Texas Instruments investing \$30 billion in a four-factory semiconductor campus - set to be the largest electronics production facility in Texas - and GlobiTech building a \$5 billion silicon wafer plant. This unprecedented growth is fueling rapid expansion in housing, retail, and services, with Sherman's population projected to double in the next five years.



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