

FOR SALE / LEASE

PROGRESS BUSINESS PARK

304 Progress Dr
Sherman, TX 75092

- 5 Building Flex Business Park
- Easy access to US-75 (45,000 VPD)
- Mix of rear-load, dock-high, and grade level doors
- Surrounded by national tenants including Tyson Foods, Oncor Electric, YRC Freight, and Caterpillar
- 2-Miles from \$30B Texas Instruments development
- 1-Mile from \$5B Global Wafer development



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trade Properties in compliance with all applicable fair housing and equal opportunity laws.

OFFERED EXCLUSIVELY BY:

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SECTION 1

PROPERTY INFORMATION



PROPERTY DESCRIPTION

Introducing a newly constructed business park offering flexible space options in a prime Sherman, TX location. The property is strategically positioned near major national tenants and adjacent to multi-billion-dollar semiconductor developments by Texas Instruments and GlobalWafers (GlobiTech), placing it at the center of one of North Texas’s fastest-growing industrial and technology corridors.

Building B totals **19,785 SF** and is divisible into two suites. Building C contains **9,625 SF** and can be subdivided into suites as small as **2,406 SF**. In addition, Buildings D and E each offer **9,425 SF**, also divisible to **2,406 SF** suites.

With a broad range of suite sizes and configurations, the park accommodates a diverse tenant base and allows users to scale efficiently. This project offers an exceptional opportunity for businesses seeking modern space in a dynamic and rapidly expanding commercial market.

OFFERING SUMMARY

Sale Price:	Contact Broker
Lease Rate:	Contact Broker
Available SF:	2,406 - 19,785 SF
Lot Size:	9.06 Acres
Building Size:	61,260 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	19	3,472	13,857
Total Population	51	9,209	37,136
Average HH Income	\$105,704	\$77,168	\$79,965



PROPERTY HIGHLIGHTS

- Modern facilities and customizable floor plans
- Ample parking and convenient access points
- Well-maintained exterior and professional landscaping
- Spacious layouts, high ceilings, and abundant natural light
- Versatile space options, ranging from 9,425 SF to 19,785 SF buildings
- Units starting at 2,406 SF
- Flexibility to tailor space to specific requirements
- 5 Building Flex Business Park
- Professional image and inviting environment for businesses
- Easy access to US-75 (45,000 VPD)
- Mix of rear-load, dock-high, and drive-in doors available
- Surrounded by national tenants including Tyson Foods, Oncor Electric, YRC Freight, and Caterpillar
- 2-Miles from \$30B Texas Instruments semiconductor wafer fabrication project
- Less than 1-Mile from Global Wafer \$5B development
- 2-Miles from 280 acres of mixed use development and 8,000 future residents





BUILDING	B	C	D	E
Total Size	19,785	9,625	9,425	9,425
Minimum Suite	9,000	2,406	2,406	2,406
Year Built	2025	2025	2025	2025
Material	CMU	Metal	Metal	Metal
Clear Height	17'-20'	17'-22'	17'-22'	17'-22'
Loading	Rear-Load	Front-Load	Front-Load	Front-Load
Docks	6 x Dock High	4 x Grade Level	4 x Grade Level	4 x Grade Level

[360° VIRTUAL TOUR](#)

[360° VIRTUAL TOUR](#)





SECTION 2

LOCATION INFORMATION



Market: Sherman-Denison
County: Grayson
Land Area: 46.15 Square Miles
Population: 48,000 (+2% Annually)

Sherman, TX the county seat of Grayson County, is strategically positioned approximately 60 miles north of downtown Dallas along U.S. Highway 75, a major north-south corridor connecting the Dallas-Fort Worth Metroplex to Oklahoma and beyond. This prime location provides excellent access to the rapidly expanding North Texas region, one of the fastest-growing metropolitan areas in the United States, while offering a lower cost of doing business, affordable utilities, and a high quality of life compared to the core DFW market.

As of 2025, Sherman has a population of approximately 48,000, with the broader Sherman-Denison MSA exceeding 140,000 residents. The city has experienced robust population growth of over 2% annually in recent years, driven by an influx of families, professionals, and businesses attracted to the area's economic momentum and affordability.

ECONOMIC DRIVERS

- Texas Instruments' \$40 billion mega-site, where the first 300mm wafer fabrication plant (SM1) commenced production in December 2025. This facility is producing tens of millions of analog and embedded processing chips daily, with plans for up to four fabs ultimately supporting over 3,000 direct jobs and thousands more indirectly.
- GlobiTech (subsidiary of GlobalWafers), a long-established silicon epitaxy foundry in Sherman since 1999, with recent expansions enhancing domestic wafer production.
- Other key industries include food processing (e.g., Tyson Foods expansions), metal fabrication, logistics, and diversified manufacturing.

Key Location Advantages

Direct frontage and connectivity to US Highway 75 and US Highway 82 (east-west corridor).

Class I rail service from BNSF Railway, with on-site spurs available in major industrial parks.

Proximity to the North Texas Regional Airport (with a 9,000-foot runway and Foreign Trade Zone status).

Just one hour from Dallas-Fort Worth International Airport, one of the world's busiest hubs.

Proximity

34mi McKinney, TX

46mi Plano, TX

64mi Dallas, TX

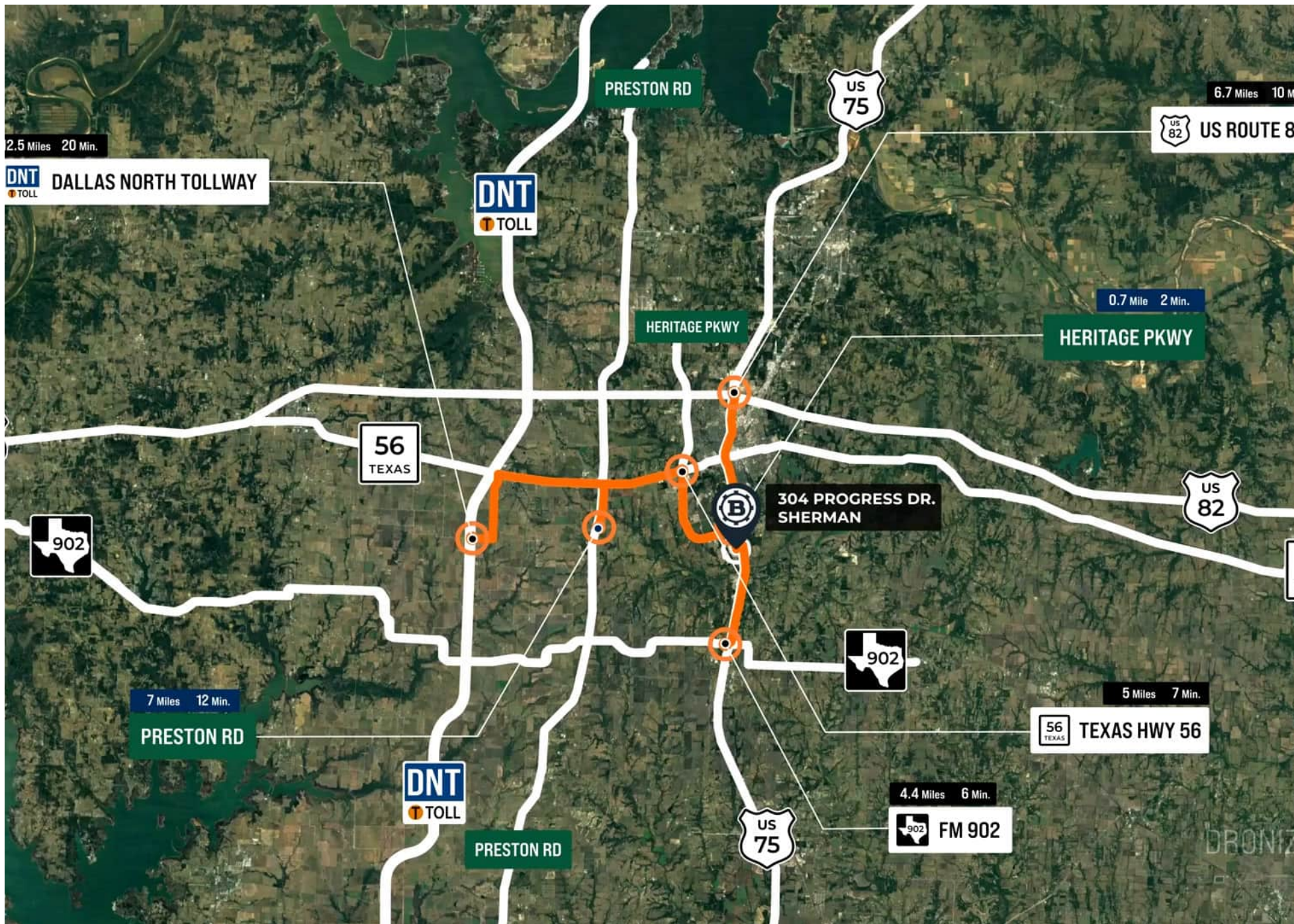
21mi Frisco City Hall



Texas Instruments Starts Production at New Semiconductor 'Fab' in North Texas

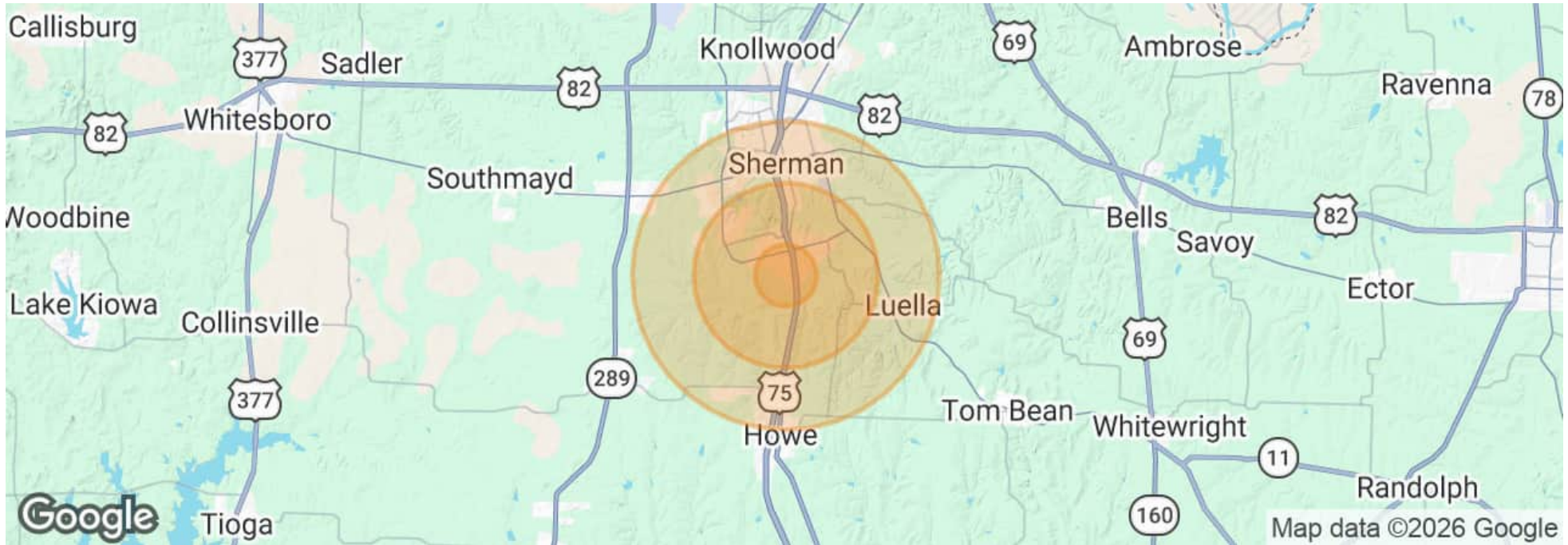


Sherman Economic Development Corporation





Google



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	51	9,209	37,136
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$105,704	\$77,168	\$79,965
Average House Value	\$359,332	\$259,204	\$296,614
<i>Demographics data derived from AlphaMap</i>			
GROWTH	1 MILE	3 MILES	5 MILES
Annual Growth (2020-2024)	3.7%	4.5%	2.6%
Projected Annual Growth (2024-2029)	2.6%	2.7%	2.5%

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SIGN UP



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent. **An owner’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date