PrestonBend
REAL ESTATE

OVERVIEW

- Total Building Size: 9,680 SF

- Available: 9,680 SF

- Lease Rate: $5,000/mo +

   taxes & insurance

- Lot Size: 2.9 AC

- Zoning: None (ETJ)

- Grade-Level Loading

- Fenced Outside Storage

PROPERTY DETAILS

This property is ideal for businesses needing warehouse space with secure outdoor storage. Built in 2008, the buildings include electric, water, and septic utilities. Located within Sherman's extraterritorial jurisdiction, the site offers added flexibility for property use and future expansion. Conveniently positioned off Highway 56 in East Sherman, it provides easy access for businesses serving the greater Sherman area. Contact Broker for more information.

prestonbendre.com

Randy Jay,
Principal Broker
972.413.0375
randy@prestonbendre.com

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R E A L   E S T A T E

PROPERTY DETAILS
10679 E Hwy 56, Sherman, Texas
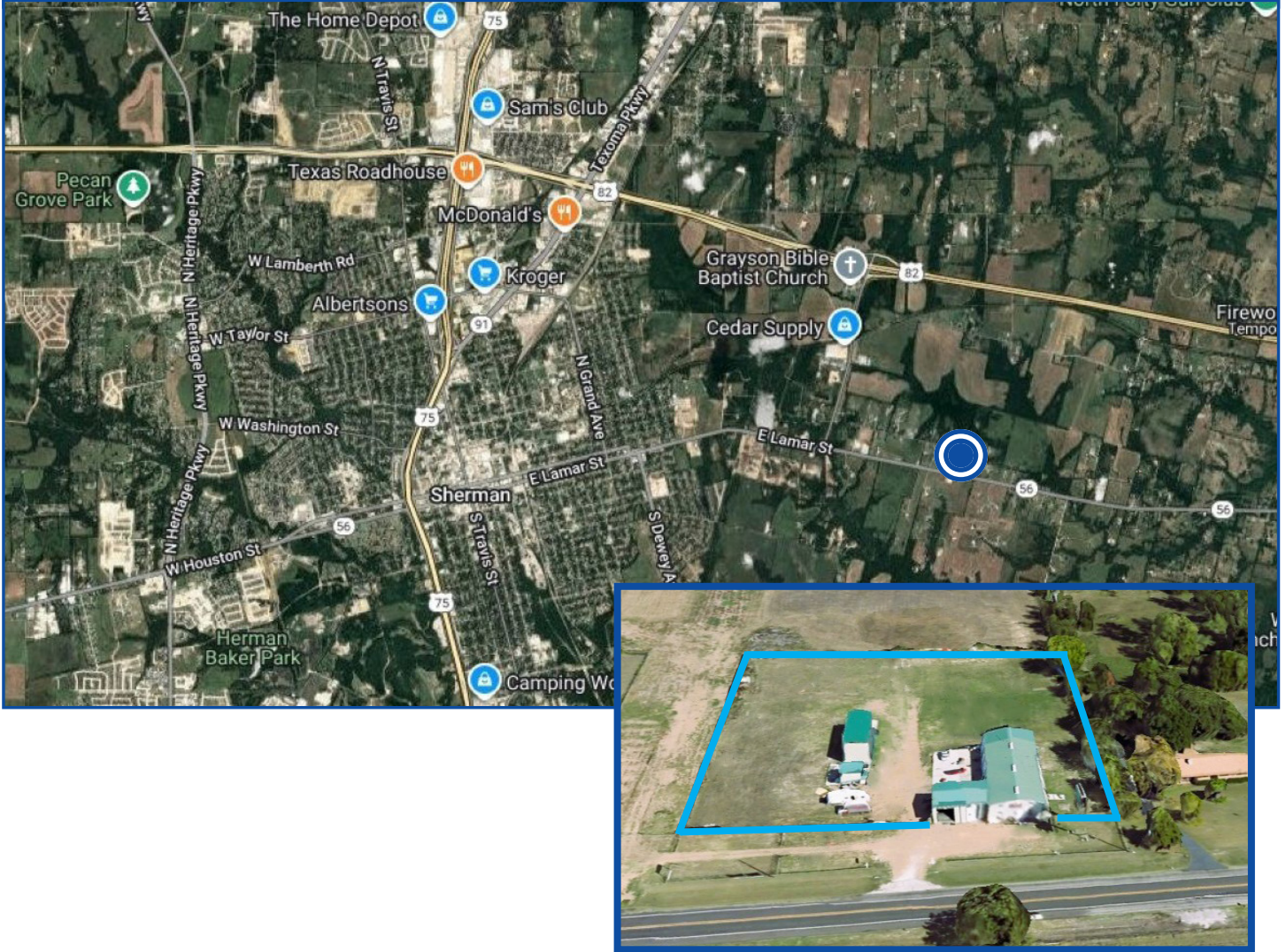
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SITE AERIAL
10679 E Hwy 56, Sherman, Texas

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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LOCATION OVERVIEW
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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