



JUST LISTED

# Sherman 67 Development Site

**A +/- 67.2-ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY**

NWC of Loy Lake Road & Kerr Chapel Road, Sherman, Texas 75092



+/- **67.2 AC**  
LAND SIZE



**ETJ**  
ZONING



**Residential**  
PROJECTED SITE USE



**Grayson**  
COUNTY

## PROPERTY SUMMARY

Northmarq is pleased to present **Sherman 67 Development Site, (the "Property")**, a +/- 67.2-acre development opportunity located at the NWC of Loy Lake & Kerr Chapel Road in Sherman, Texas. Sherman is the County Seat of Grayson County, one of the fastest growing counties in Texas. The Site's proximity to Collin County, the economic powerhouse immediately to the south that includes booming markets like Frisco, Prosper, Celina, McKinney, and Plano, positions it perfectly to capture the northward expansion of the DFW metroplex. The Property benefits from exceptional regional connectivity via US Highway 75, a six-lane freeway providing direct access to the heart of Dallas, with additional accessibility forthcoming through the \$315 million Dallas North Tollway extension to Denison.

Sherman, Texas offers an affordable, high quality of life with a strong sense of community and abundant recreational activities. Coupled with Sherman's business-friendly environment and massive inbound investments from semiconductor giants like Texas Instruments and GlobalWafers, **Sherman 67 Development Site** allows a developer to strategically capitalize on the increasing need for housing in one of North Texas' most promising growth corridors.

## QUICK FACTS

### LITTLE ROCK, AR DEVELOPMENT SITE

ADDRESS	NWC of Loy Lake Road & Kerr Chapel Rd, Sherman, Texas 75092
OFFERING PRICE	To Be Determined by Market
TERMS	All Cash
TOTAL ACREAGE	+/- 67.2 Acres
ZONING	ETJ
PARCEL ID NUMBERS	115679
TAX RATE (MILLAGE)	2.199296
COUNTY	Grayson County
CURRENT USE	Vacant Land
PROJECTED SITE USE	Residential
SCHOOL DISTRICT	Grayson County Public Schools



## SHERMAN 67 DEVELOPMENT SITE PROJECT LEADS

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