

**FOR SALE or LEASE**  
4809 Marshall St. Sherman, Texas 75092

**PrestonBend**  
COMMERCIAL



## OVERVIEW

Preston Bend Real Estate is pleased to present this unique opportunity to purchase or lease a fenced 7,500 SF industrial property located in Sherman, Texas. This property is in proximity to over \$35 billion in private tech investments, including significant projects at Texas Instruments and GlobiTech, and offers an exceptional location for logistics/distribution operations. Please contact Broker for more information.

## PROPERTY DETAILS

- Total Building Size:  $\pm 7,500$  SF
- Total Lot Size:  $\pm 0.77$  Acres
- Sale Price: Please Inquire
- Lease Rate: \$12 / NNN
- Year Built: 1980
- Fenced Storage
- Clear Span with 10'-12' CH
- 6 Dock High OH Doors
- Office Space and Restroom
- City Water, Atmos Gas, TXU Electricity
- Easy access to Hwy 75 and Hwy 82



[prestonbendre.com](http://prestonbendre.com)

**Randy Jay,**  
Principal Broker

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**Al Spaulding**  
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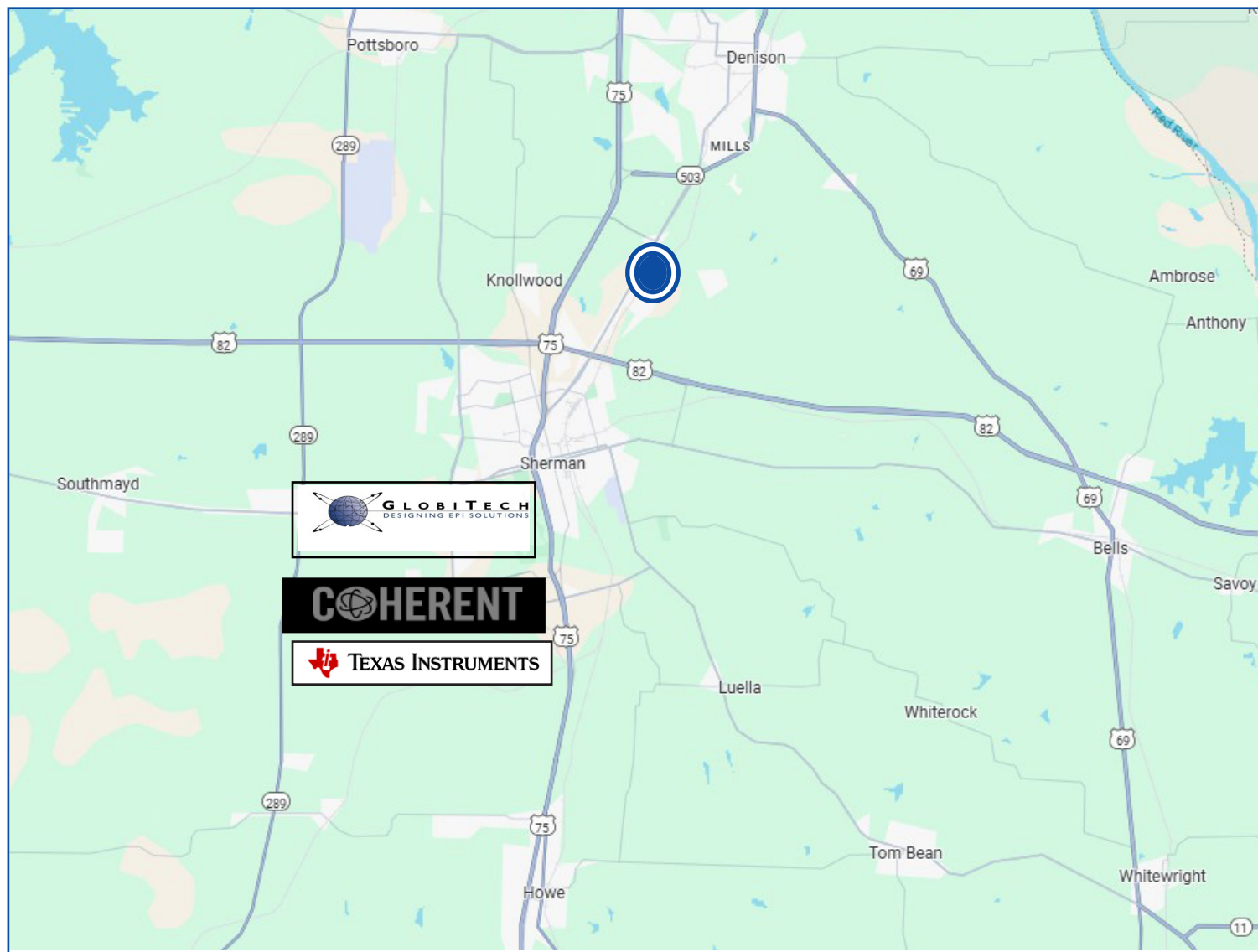
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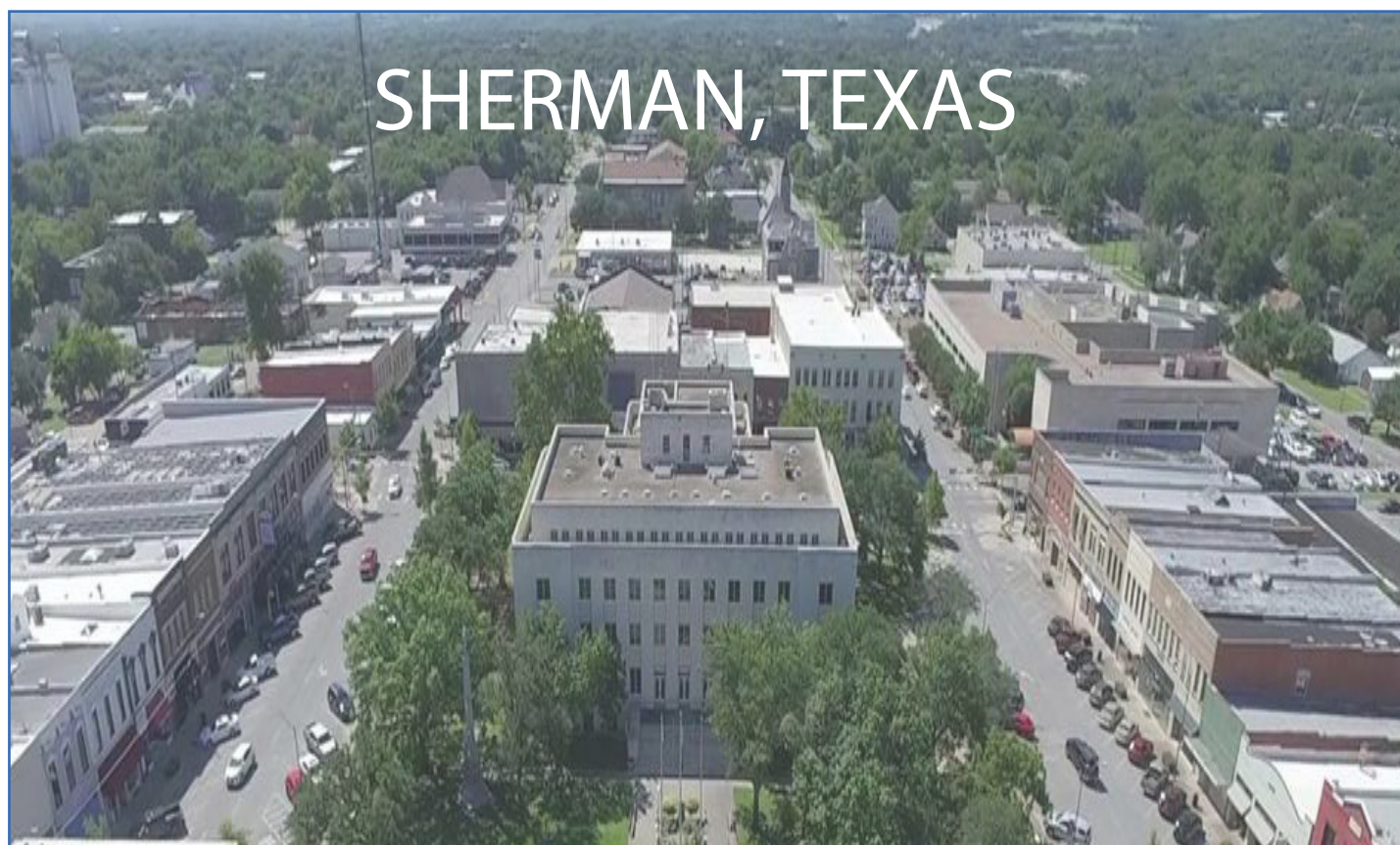
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The subject property is in Sherman, Texas, a city renowned for its prestigious institutions, including Austin College and Grayson College, as well as three highly regarded hospitals, a thriving arts community, and its status as the retail hub for far North Texas and Southern Oklahoma. Sherman has also emerged as a global leader in semiconductor manufacturing, currently undergoing rapid growth and attracting national attention due to the construction of a set of multibillion-dollar chip-making facilities.

Texas Instruments is developing a \$30 billion semiconductor campus, which will include four factories, making it the largest electronics production facility in Texas and one of the largest in the United States. Additionally, GlobiTech is constructing the first phase of its \$5 billion silicon wafer manufacturing plant. This surge in the tech industry has driven significant expansion in both the housing and retail markets. Sherman's population is projected to double within the next five years, with residents from surrounding counties increasingly traveling to the city for business, education, healthcare, entertainment, and retail.



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