

# PrestonBend

REAL ESTATE

## FOR SALE

6202 Texoma Parkway, Sherman, Texas



## OVERVIEW

- Total Building Size: 720 SF
- Lot Size: 0.66 AC
- Sale Price: Please Inquire
- Fenced Exterior Storage
- Excellent Visibility on Texoma Pkwy
- Easy Access to Hwy 82 & 75

## PROPERTY DETAILS

Unique opportunity to acquire a well-positioned office/retail building between Sherman and Denison, on heavily traveled Texoma Parkway! This property features a large fenced yard with storage. Whether you're looking to expand your business, invest, or redevelop, this property offers flexibility and long-term potential in a thriving commercial corridor. Contact Broker for more information!



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

Randy Jay,  
Principal Broker  
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## PROPERTY DETAILS

6202 Texoma Parkway, Sherman, Texas



- 720 SF
- Large fenced lot
- Exterior storage
- Monument signage
- Frontage along Texoma Parkway



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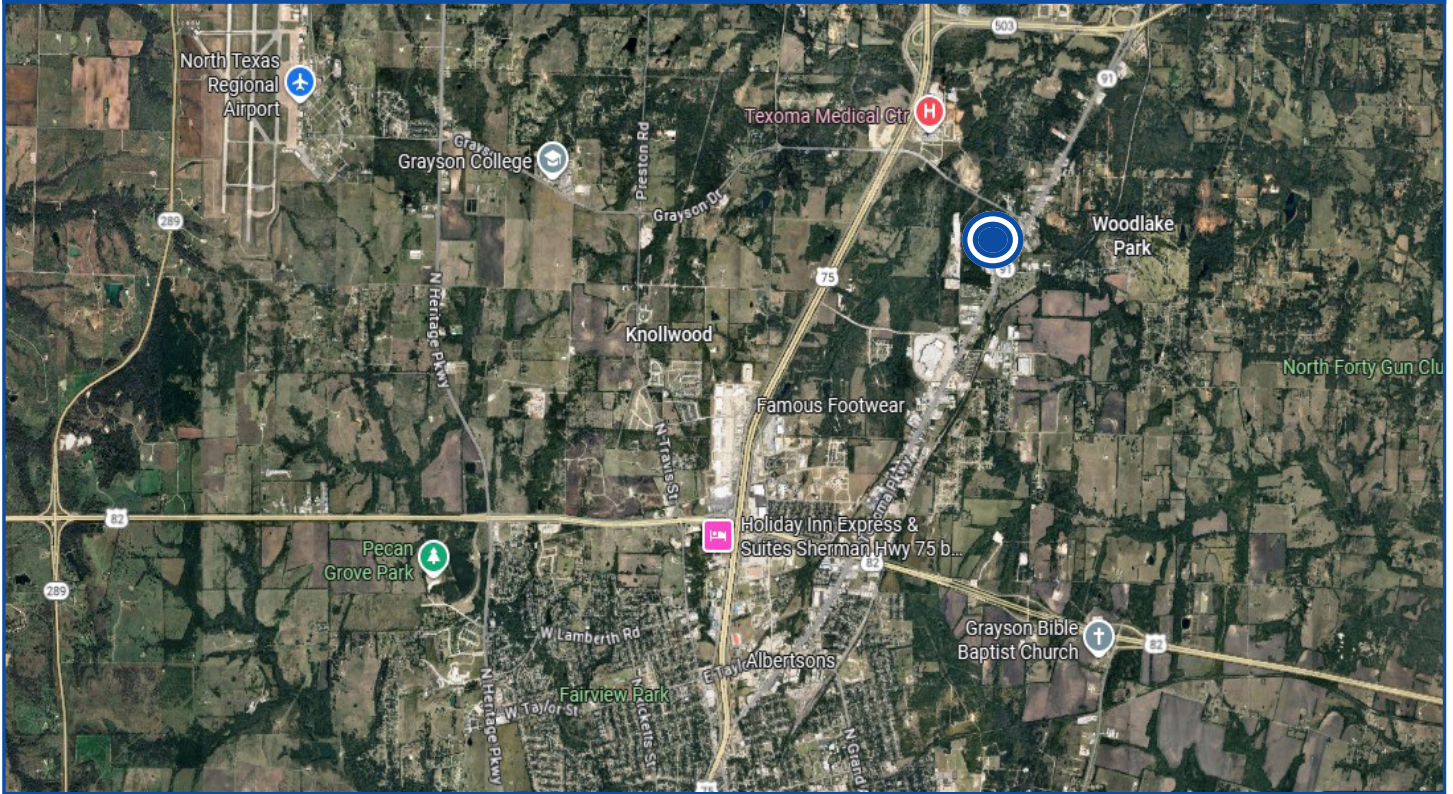


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## SITE AERIAL

6202 Texoma Parkway, 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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