

## 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)



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# PrestonBend

REAL ESTATE

## PROPERTY DETAILS

6202 Texoma Parkway, Sherman, Texas



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



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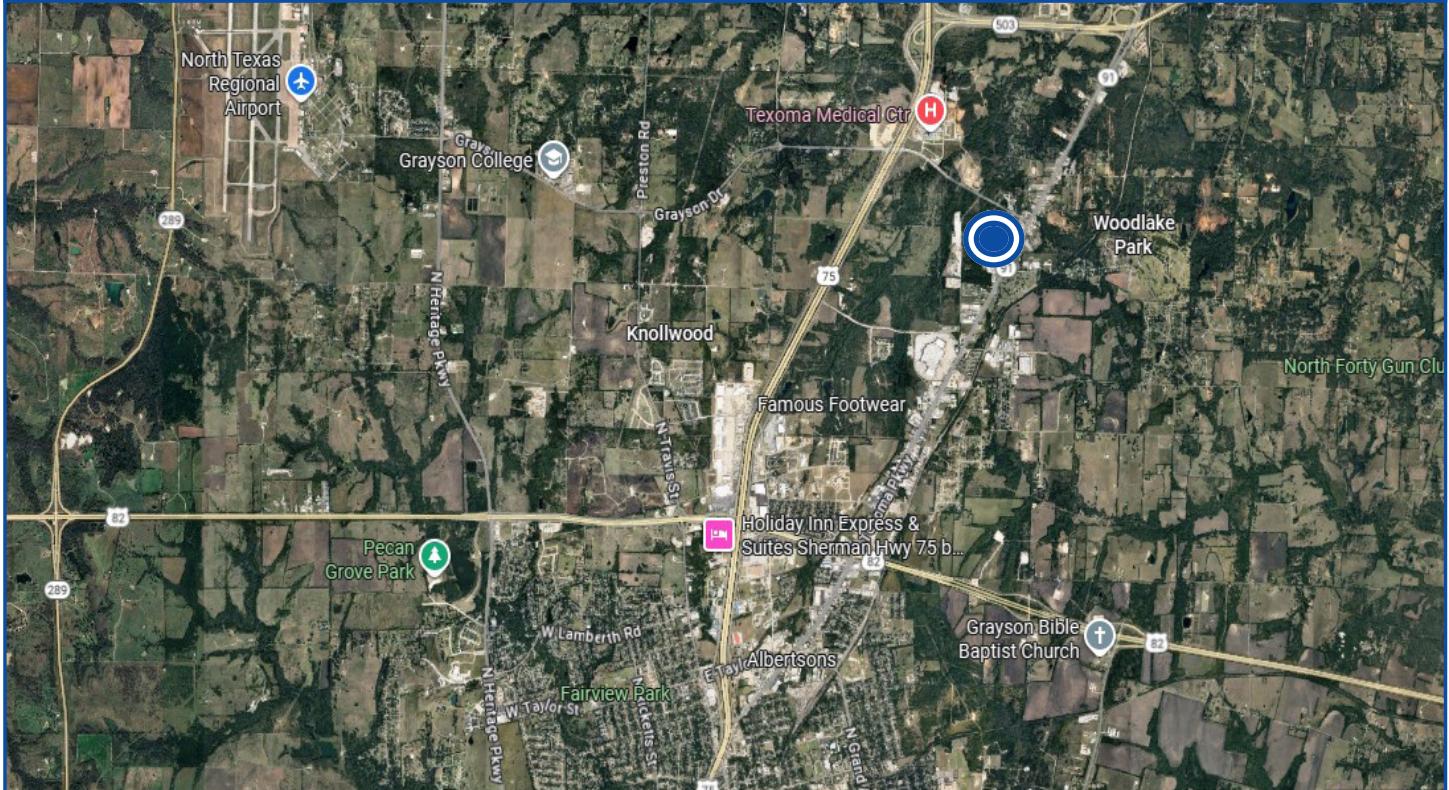


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## SITE AERIAL 6202 Texoma Parkway, Sherman, Texas



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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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