

SHERMAN 82 RETAIL

N TRAVIS ST, SHERMAN, TX



±12,000 SF & ±5,000 SF - PRE LEASE | SHERMAN, TX

FOUNDRY
COMMERCIAL

SITE OFFERING



LAND OVERVIEW

Foundry Commercial presents Sherman 82 Business Park, a new retail development offering build-to-suit or pre-lease opportunities in Sherman, Texas. This well located retail offering features up to 12,000 SF of frontage on N. Travis Street as well as a 5,000 SF pad site, providing exceptional access for retail uses.

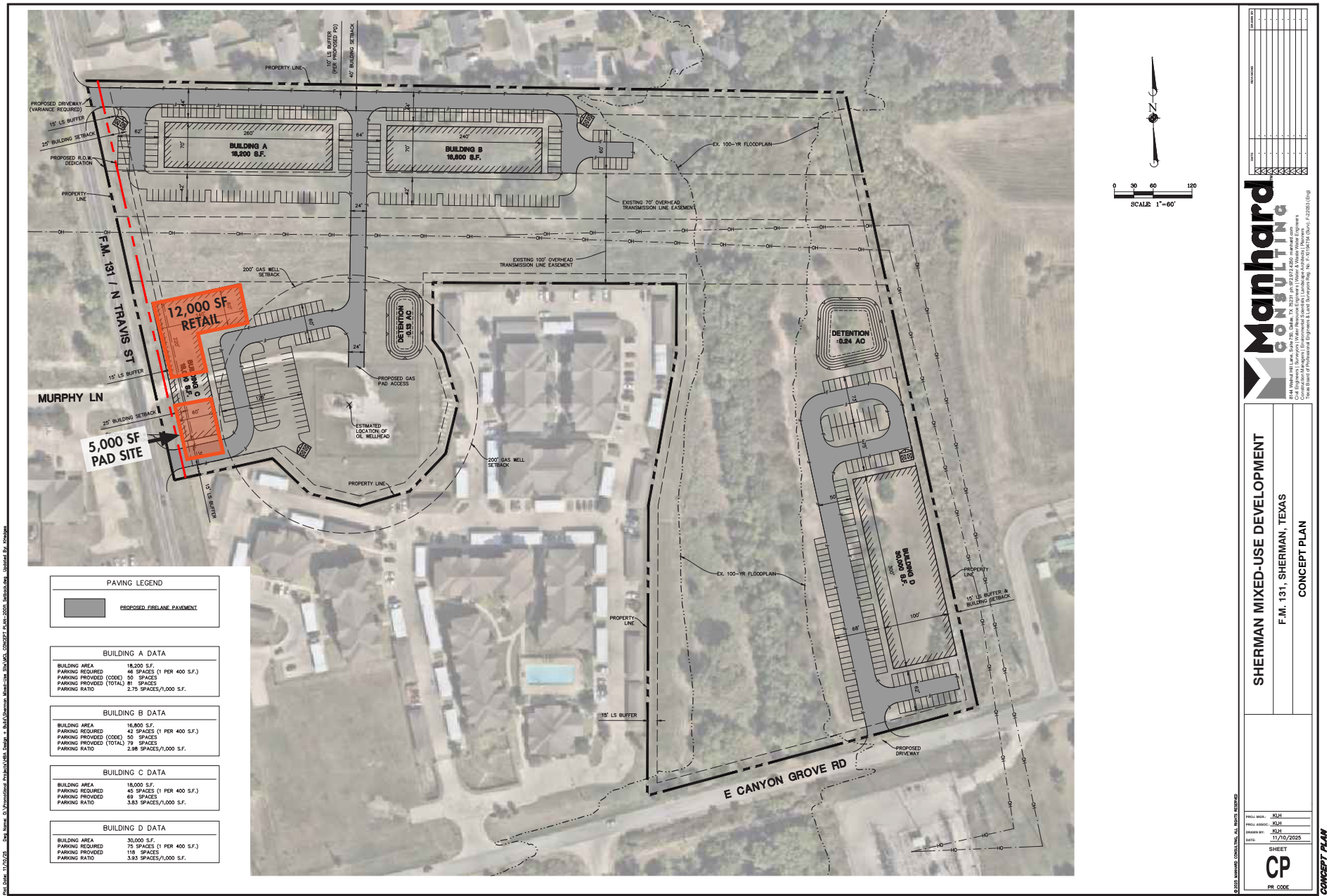
Both sites are zoned Planned Development C1, supporting a wide range of uses and allowing for future adaptability. Parking ratios are 4:1,000 at Canyon Grove and 3:1,000 at N. Travis Street, offering ample convenience for tenants and visitors alike.

With strategic locations and customizable space options, Sherman 82 is ideally suited for companies seeking a modern, efficient footprint in one of North Texas' growing commercial corridors

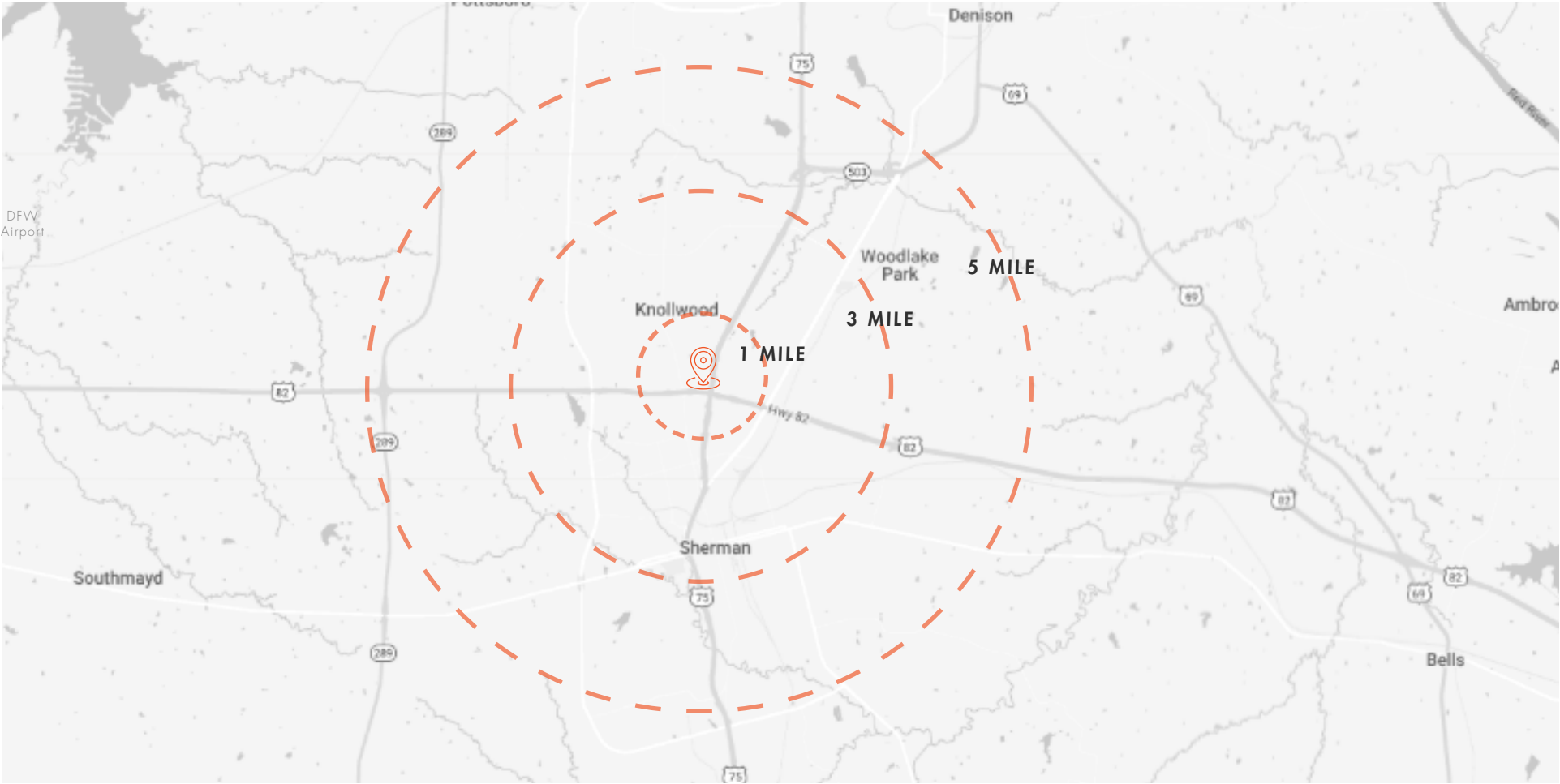
PROPERTY DETAILS

LOCATION	4405 N Travis St, Sherman, TX 75092
SF AVAILABLE	12,000 SF Retail (D) 5,000 SF Pad Site (E)
PARKING	Canyon Grove is 4:1000 N Travis Street is 3:1000
POTENTIAL USE	Retail
ZONING	Planned Development C1

SITE PLAN



DEMOGRAPHICS



2025 POPULATION

1 Mile: 4,874
3 Miles: 30,169
5 Miles: 54,188



2025 AVERAGE HH INCOME

1 Mile: \$81,090
3 Miles: \$88,753
5 Miles: \$88,070



MAP KEY

-  Highway
-  Mile Radius

4405 N TRAVIS ST
SHERMAN, TX

JEROD HANGARTNER

JEROD.HANGARTNER@FOUNDRYCOMMERCIAL.COM

214.996.9821

FOUNDRY
COMMERCIAL

foundrycommercial.com

