

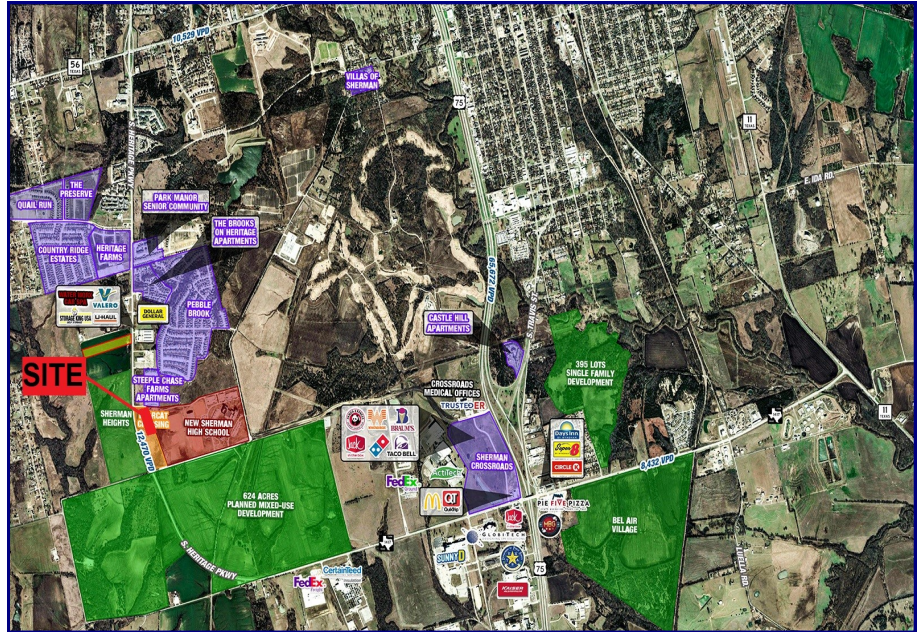
FOR SALE COMMERCIAL LAND SHERMAN, TX

Located along Heritage Pkwy/FM 1417 adjacent to the new Sherman High School.

Close to the \$30 billion Texas Instruments Semiconductor plant and \$5 billion GlobiTech Semiconductor Plant. These Developments are expected to create 4,500 new jobs.

Heritage Pkwy will be expanded to 4 lanes in the near future.

All utilities are delivered to the site.



LOCATION:

Located in the fast growing southwest part of Sherman, this site is surrounded by current and planned residential and commercial developments.

SIZE:

3.002 Acres.

Zoning:

C-1, commercial/medical/office.

PRICE:

Call for pricing and availability.

**Jeremy A. Gray 214-498-2979 or
jgray@grayandcorealtors.com**

**Specific Use Permit in place for Self-Storage
Development.**

GRAY & CO REALTORS, INC.

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