

TRACT 2  
±16.63 ACRES

TRACT 3  
±16.46 ACRES

TRACT 5  
±6.74 ACRES

**LAND FOR SALE**  
US HIGHWAY 75 & FALLON DRIVE  
SHERMAN, TX 75090



# PROPERTY DETAILS

US HIGHWAY 75 & FALLON DRIVE  
FAIRVIEW, TX 75069



**PROPERTY SIZE**  
TRACT 2 = ±16.63 ACRES  
TRACT 3 = ±16.46 ACRES  
TRACT 5 = ±6.74 ACRES

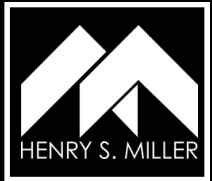


**ZONING**  
AG & HIGHWAY OVERLAY



**PRICE**  
Tract 2 = \$10.00 PSF \$7,244,028  
Tract 3 = \$7.50 PSF \$5,377,482  
Tract 5 = \$5.00 PSF \$1,467,972





# DEMOGRAPHICS

US HIGHWAY 75 & FALLON DRIVE  
SHERMAN, TX 75090



0.7 MILES FROM SITE



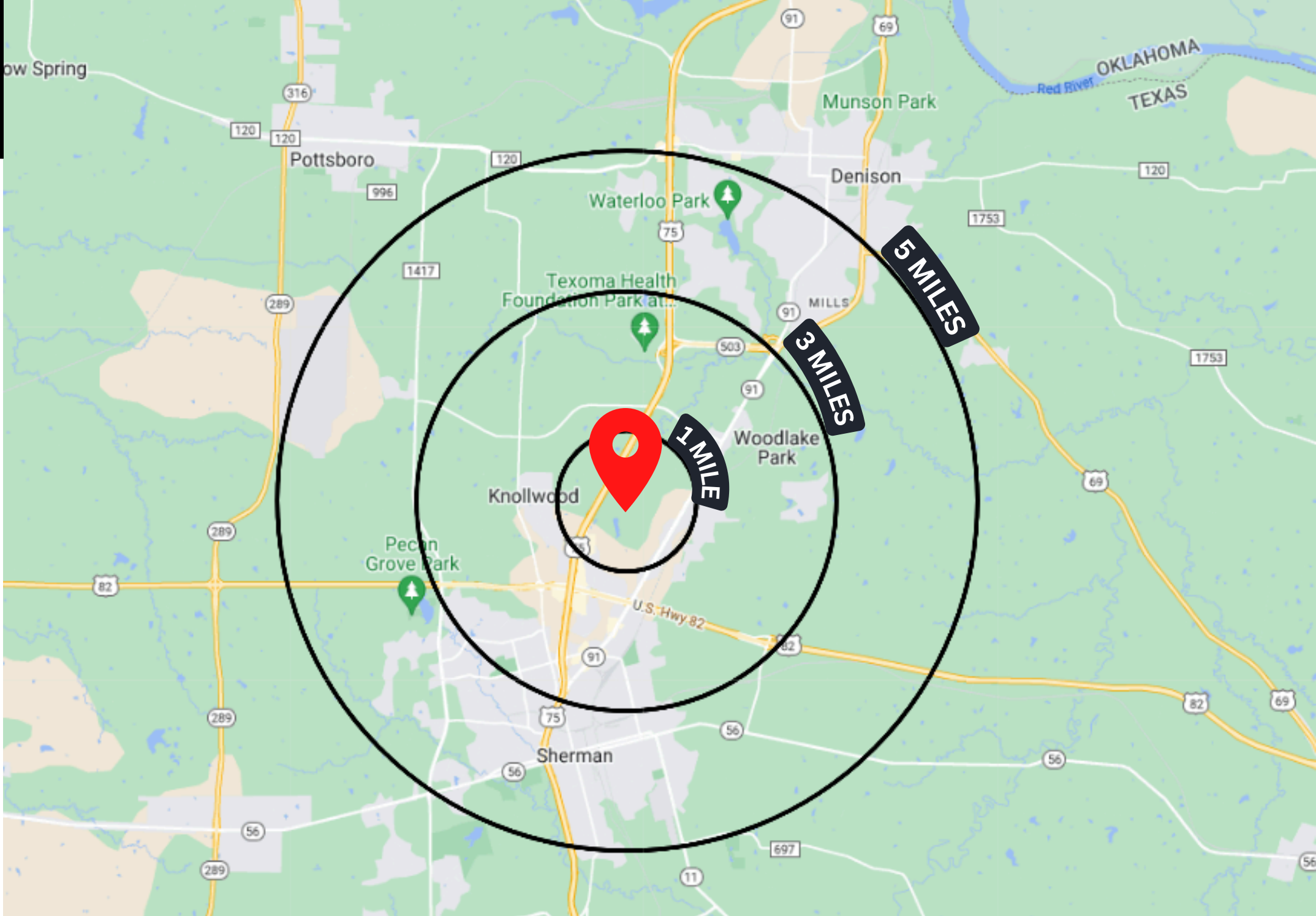
1.6 MILES FROM SITE



4.4 MILES FROM SITE



2.8 MILES FROM SITE



## 2023 Population

1 MILES 675  
3 MILES 16,852  
5 MILES 55,088



## 2023 Households

1 MILES 295  
3 MILES 6,824  
5 MILES 21,552



## Daytime Employees

1 MILES 2,404  
3 MILES 16,360  
5 MILES 28,000



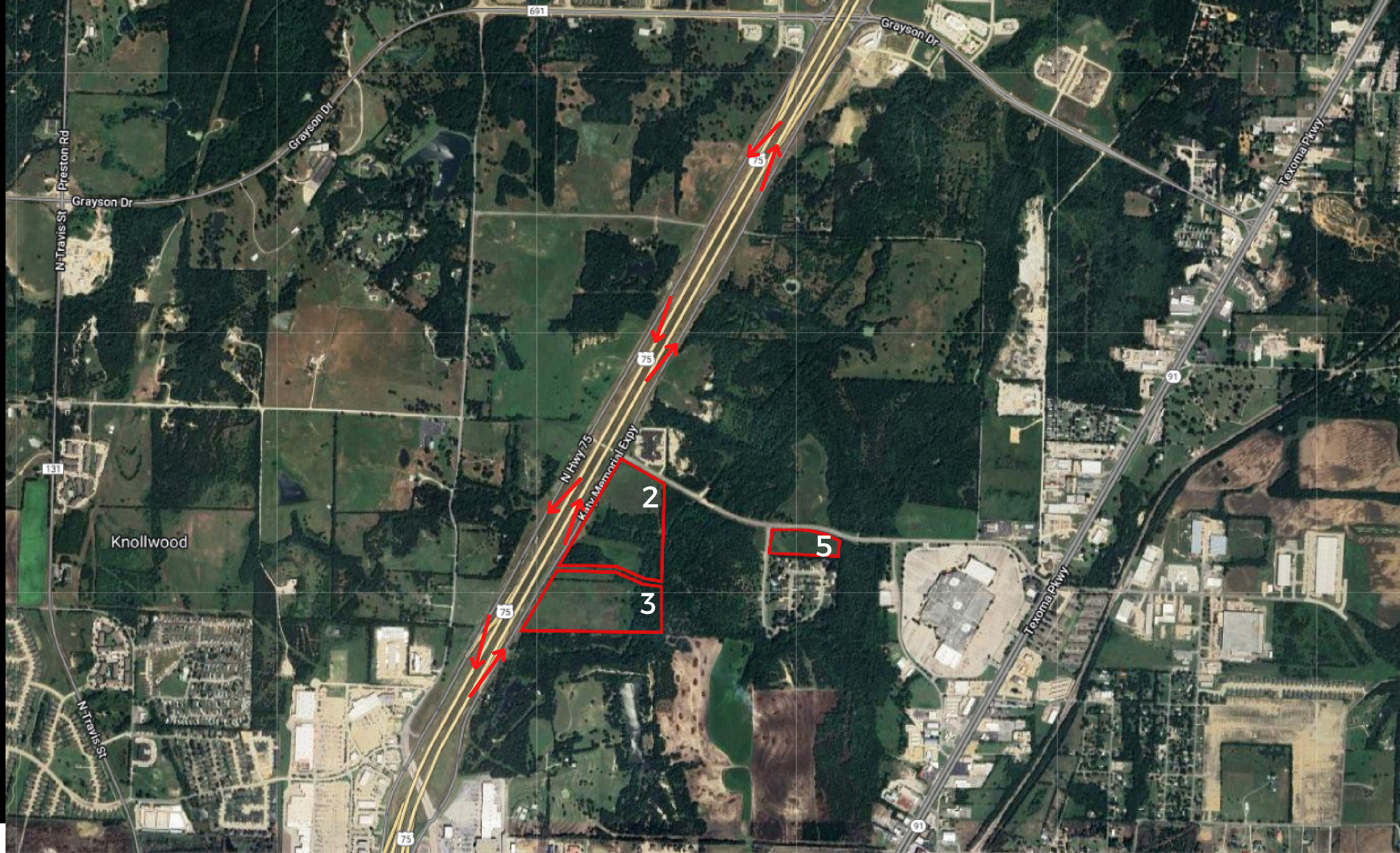
## Average Household Income

1 MILES \$85,828  
3 MILES \$73,275  
5 MILES \$69,081

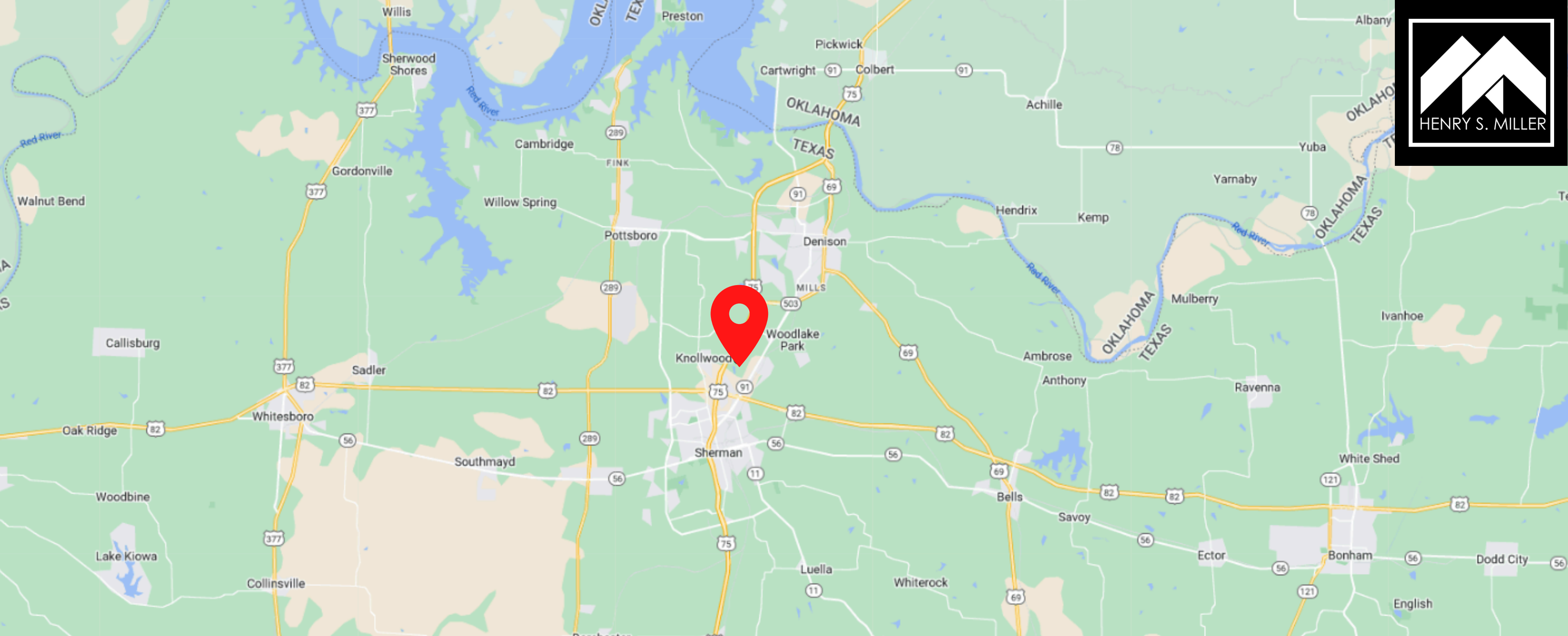
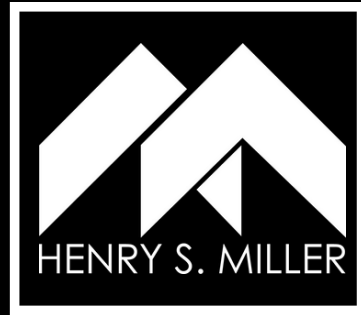


# TXDOT RAMP PLAN

LOY LAKE ROAD TO BLUEFLAME  
ROAD







# CONTACT OUR TEAM

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