

**FOR SALE or LEASE**  
428 Gibbons Rd | Sherman, Texas 75092

**PrestonBend**  
COMMERCIAL



## OVERVIEW

Preston Bend Real Estate is pleased to offer this rare opportunity to purchase or lease a fully renovated, 126,900 SF industrial facility located in Sherman, Texas. Ideally positioned in proximity to more than \$35 billion in private technology investments—including major developments by Texas Instruments and GlobiTech—this property presents an ideal setting for manufacturing, warehousing, or distribution operations. For pricing information and additional details, please contact the listing broker.

## PROPERTY DETAILS

- Total Building Size: ±126,900 SF
- Three Leasing Options:
  - ±126,900 SF
  - ±89,000 SF
  - ±43,000 SF
- Total Lot Size: ±12.45 Acres
- ± 5,500 SF Office Space
- ± 1.3 Acres Fenced Storage
- 18' - 31' CH
- 1200 AMP 3-Phase
- 7 Dock High Doors
- 6 Grade Level Drive-in Doors
- City Water, Atmos Gas, TXU Electricity
- Located off Hwy 56 with Easy Access from Hwy 75, 82, and Preston Road



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

Randy Jay,  
Principal Broker

972.413.0375  
[randy@prestonbendre.com](mailto:randy@prestonbendre.com)

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### **Interior and Exterior Renovations Include:**

- **New Roof**
- **New Metal Exterior**
- **Spray Foam Insulation**
- **New Overhead Doors**
- **New LED Lighting**
- **Interior Paint**
- **Full Office Remodel**
- **Front Lot Chip Seal**

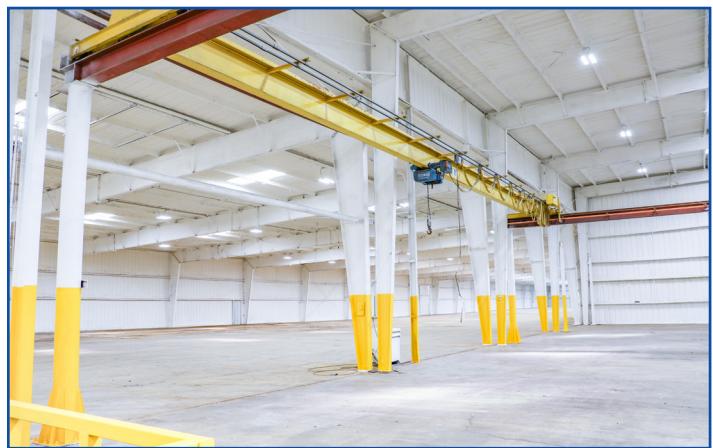


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# SHERMAN, TEXAS



The subject property is in Sherman, Texas, a city renowned for its prestigious institutions, including Austin College and Grayson College, as well as three highly regarded hospitals, a thriving arts community, and its status as the retail hub for far North Texas and Southern Oklahoma. Sherman has also emerged as a global leader in semiconductor manufacturing, currently undergoing rapid growth and attracting national attention due to the construction of a set of multibillion-dollar chip-making facilities.

Texas Instruments is developing a \$30 billion semiconductor campus, which will include four factories, making it the largest electronics production facility in Texas and one of the largest in the United States. Additionally, GlobiTech is constructing the first phase of its \$5 billion silicon wafer manufacturing plant. This surge in the tech industry has driven significant expansion in both the housing and retail markets. Sherman's population is projected to double within the next five years, with residents from surrounding counties increasingly traveling to the city for business, education, healthcare, entertainment, and retail.



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