

TRACT 2  
±16.63 ACRES

TRACT 3  
±16.46 ACRES

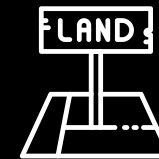
TRACT 5  
±6.74 ACRES

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



# PROPERTY DETAILS

US HIGHWAY 75 & FALLON DRIVE  
SHERMAN, TX 75090



## 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



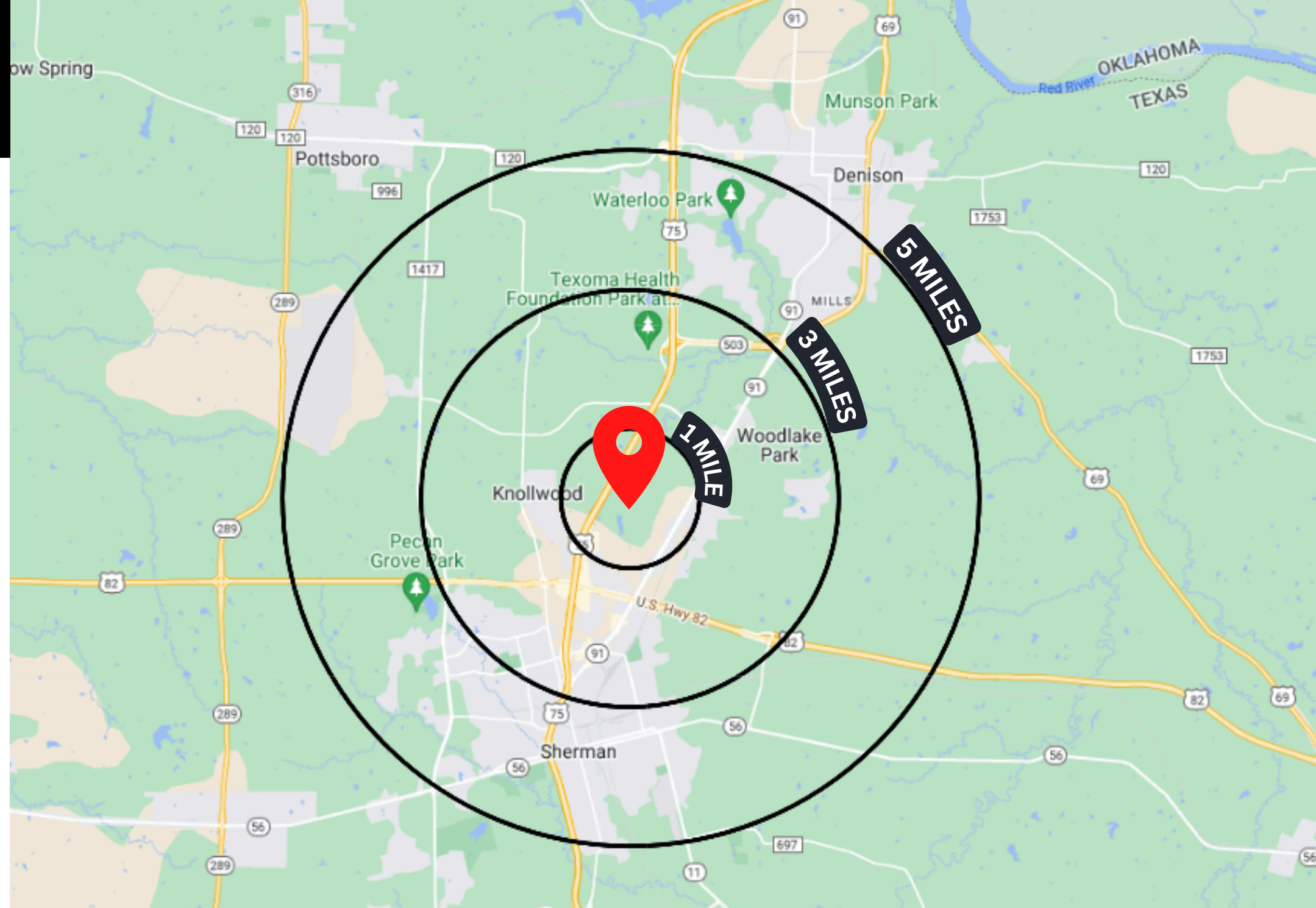
1.6 MILES FROM SITE



4.4 MILES FROM SITE



2.8 MILES FROM SITE



### 2025 Population

1 MILES 625  
3 MILES 17,206  
5 MILES 57,103



### Daytime Employees

1 MILES 931  
3 MILES 12,291  
5 MILES 21,367



### 2025 Households

1 MILES 275  
3 MILES 6,953  
5 MILES 21,902

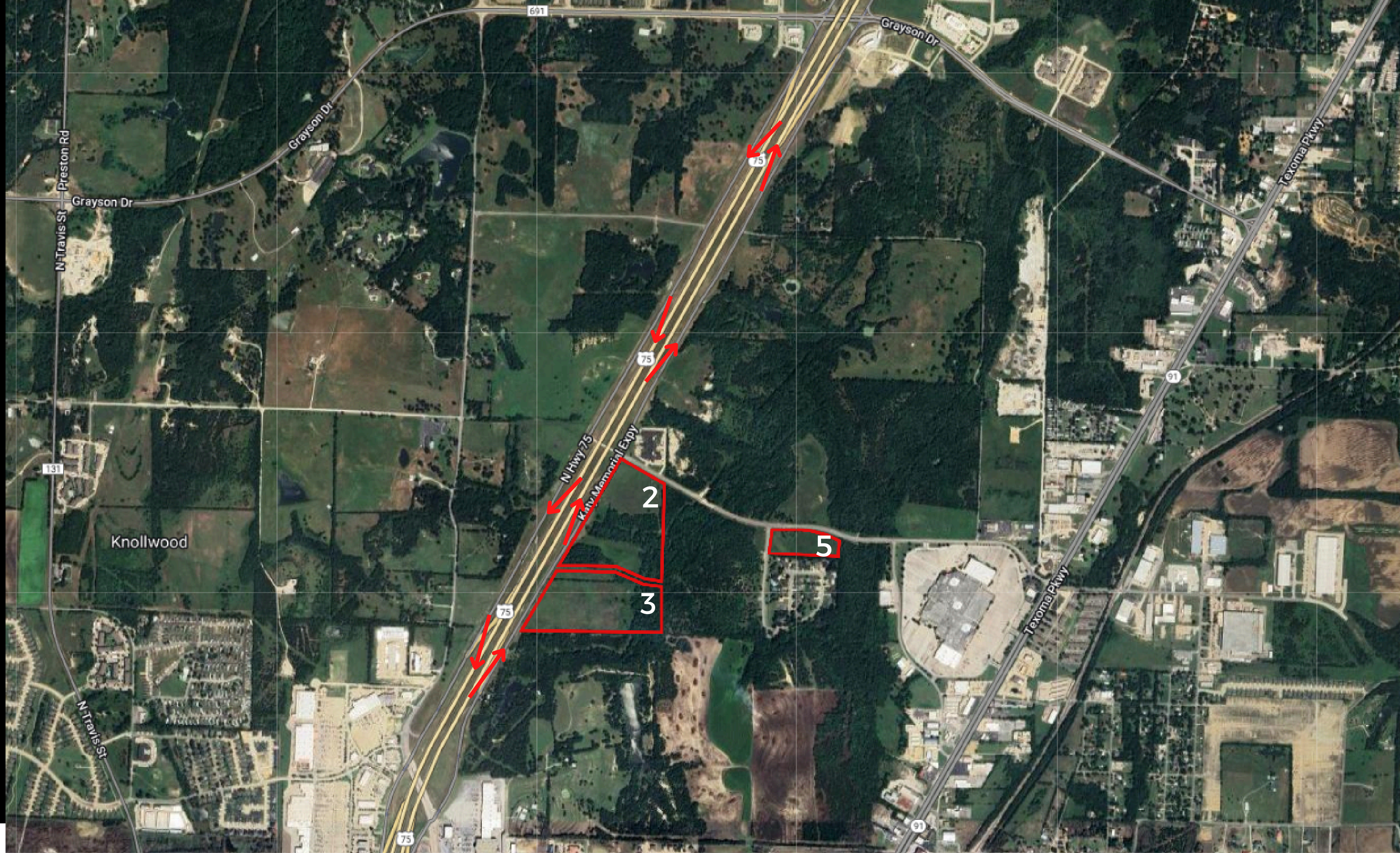


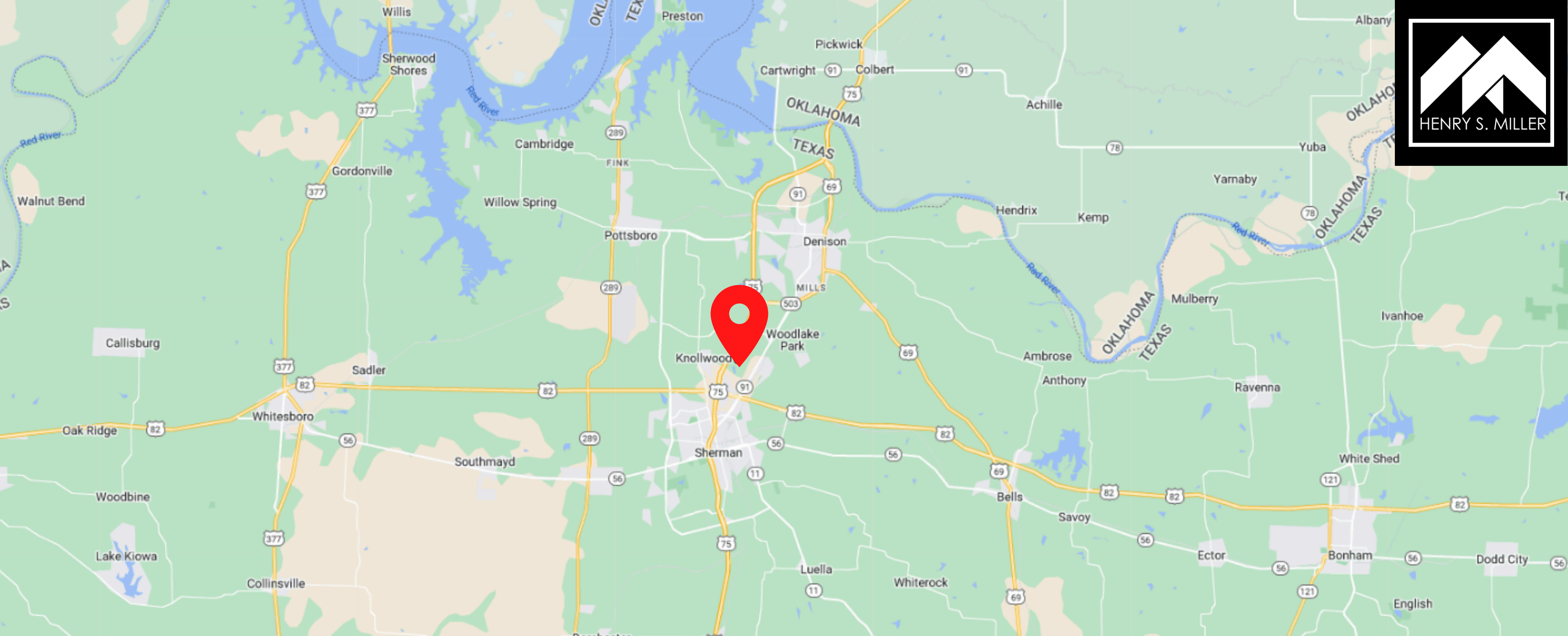
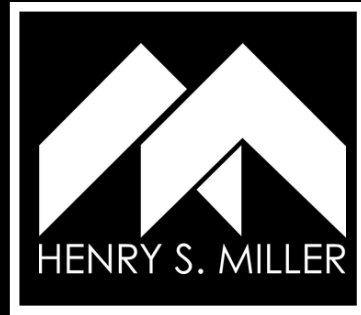
### Average Household Income

1 MILES \$81,131  
3 MILES \$89,970  
5 MILES \$90,442

# TXDOT RAMP PLAN

US HIGHWAY 75 & FALLON DRIVE  
SHERMAN, TX 75090





# CONTACT OUR TEAM

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