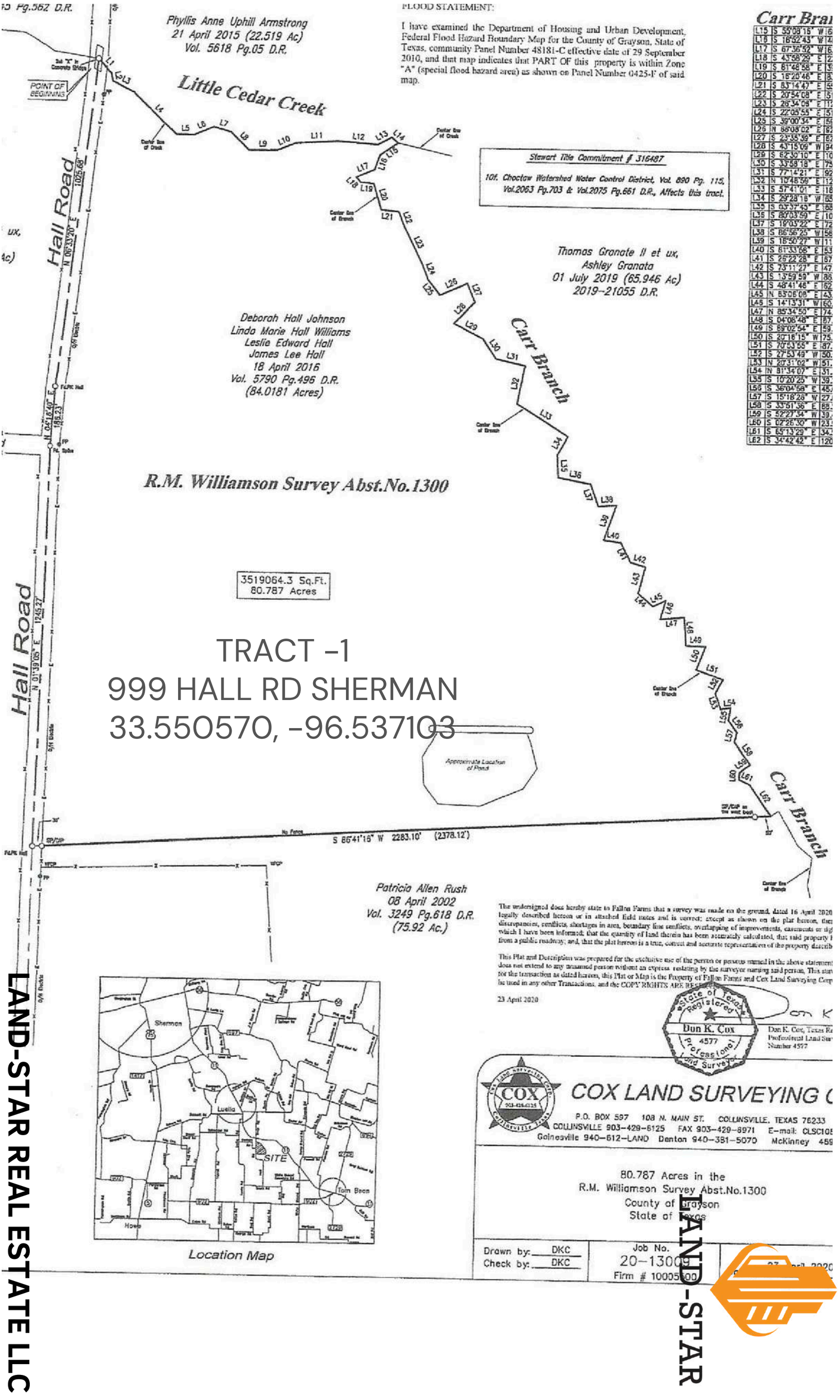
LAND-STAR

999 HALL ROAD SHERMAN 75090

LAND–STAR REAL ESTATE LLC

SURVEY



TRACT -1
999 HALL RD SHERMAN
33.550570, -96.537103

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ADDRESS	999 HALL ROAD SHERMAN 75090
INTERSECTION	TEXAS 11 ROAD FRONTAGE
SCHOOL DISTRICT	TOM BEAN ISD
SITE AREA ACREAGE	80.787 Acres
SITE AREA SFT	3,519,082

COUNTY / CITY /STATE	HALL ROAD/SHERMAN/ TEXAS
CURRENT ZONING	-
CURRENT USE	RAW LAND
POTENTIAL USES	Residential/ Commercial
LEGAL DESCRIPTION	G-1300 WILLIAMSON R M A-G1300, ACRES 80.787

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GALLERY

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DETAILS & DRIVE TIME

LAND-STAR

Sherman is a city in and the county seat of Grayson County, Texas, United States. The city's population in 2020 was 43,645. It is one of the two principal cities in the Sherman–Denison metropolitan statistical area and is the largest city in the Texoma region of North Texas and southern Oklahoma.

DRIVE TIME

MANUTA MULTI-USE PROJECT	16.1 MILE
SHERMAN ENTERTAINMENT DISTRICT	8.6 MILE
TI SHERRMAN	7.6 MILE

MAJOR HIGHWAYS

- U.S. Highway 75 Oklahoma to Dallas
- U.S. Highway 82 east-west: Georgia to New Mexico
- SH 56 east-west: Honey Grove to Whitesboro
- SH 91 north-south: Achille, Oklahoma to Sherman
- SH 11 east-west: Linden to Sherman
- FM 1417 north-south: Denison to Sherman
- FM 691 east-west: Sherman to North Texas Regional Airport
- FM 131 north-south: Denison to Sherman
- FM 697 east-west: Whitewright to Sherman

HISTORIC POPULATION

Censes	Population	%
2000	35,082	11.0%
2010	38,521	9.8%
2020	43,645	13.3%

Sherman is served by two U.S. Highways: US 75 (Sam Rayburn Freeway) and US 82. (The latter is locally designated as the Buck Owens Freeway after the famous musician who was born in Sherman.) It is also served by three Texas State Highways, which extend beyond Grayson County: State Highway 11, State Highway 56, and State Highway 91 (Texoma Parkway), one of the main commercial strips that connects Sherman and Denison, and also extends to Lake Texoma.

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