



SITE DATA

SHERMAN, TEXAS
MAY 23, 2022
PROJECT NUMBER: TXA220010

EXISTING PROPERTY INFORMATION

PIN: 156872 (6 AC), 118492 (69 AC)
ADDRESS: HWY 82 SHERMAN, TEXAS
TOTAL ACREAGE: +/-75 ACRES
EXISTING ZONING: M-1, R-1 AND R-2
PROPOSED ZONING: M-1, C-2 AND R-2
OVERLAY DISTRICT: O-1 (HIGHWAY 82); 500' FROM ROW

PROPOSED USES:

C-2 ZONING: COMMERCIAL: +/- 6.44 ACRES

USE	BLDG;	PARCEL
C-STORE aa:	4,228 SF	1.42 AC
OUT-PARCEL bb:	3,064 SF	0.81 AC
OUT-PARCEL cc:	2,025 SF	0.93 AC
OUT-PARCEL dd:	2,025 SF	1.08 AC
OPEN SPACE:		3.99 AC

M-1 ZONING: MINI-STORAGE +/- 14.82 AC

USE	AREA
MINI-STORAGE:	140,200 SF
HARD SURFACE:	272,703 SF
OPEN SPACE:	232,656 SF

R-2 ZONING: APARTMENTS +/- 29.39 AC AC

USE:	AREA	UNIT COUNT
APARTMENTS:	265,653 SF	740 UNITS
***3-STORY GARDEN STYLE		
PARKING:		1,500 SPACES
HARD SURFACE AREA:	684,881 SF	
OPEN SPACE:	323,772 SF	

R-2 ZONING: TOWNHOMES +/- 14.97 AC

USE:	AREA	UNIT COUNT
TOWNHOMES:	128,000 SF	164 UNITS / 41 BLDGS.
PARKING:		350 SPACES
PAVEMENT:	175,590 SF	
OPEN SPACE:	348,532 SF	

RIGHT-OF-WAY

EXISTING DEDICATION:	+/- 1.48 AC (64,685 SF)
INTERNAL ROW:	6.57 AC (285,976 SF)
HARD SURFACE AREA:	3.39 AC (147,809)
LANDSCAPE AREA:	3.17 AC (138,167 SF)

