

FOR SALE / LEASE

# INDUSTRIAL OWNER/USER BUILDING

304 Progress Dr  
Sherman, TX 75092

Progress Business Park  
13,000 SF Building  
Easy access to US-75 (45,000 VPD)  
2-Miles from \$30B Texas Instruments development  
1-Mile from \$5B Global Wafer development  
Move-in Ready Office

# CONFIDENTIALITY & RESTRICTED USE AGREEMENT

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trade Properties makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trade Properties does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trade Properties in compliance with all applicable fair housing and equal opportunity laws.

**OFFERED EXCLUSIVELY BY:**

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**TRADE PROPERTIES**

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Dallas, TX 75248

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SECTION 1

# PROPERTY INFORMATION



**360° VIRTUAL TOUR**

**PROPERTY DESCRIPTION**

This 13,000 square foot industrial building, ideally situated in Sherman, Texas, the emerging "Tech Hub of North Texas", offers exceptional flexibility for owner-occupancy or investment through sale or lease options. Featuring 3,000 SF of office space, clear span construction, a dock high loading door, ample power distribution, and generous ceiling heights suitable for manufacturing, storage, or logistics operations, the property benefits from Sherman's strategic location along US Highway 75 with proximity to major employers like Texas Instruments' expanding semiconductor campus, GlobiTech, and supporting industries. Amid robust regional growth driven by high-tech manufacturing investments exceeding \$40 billion, a skilled workforce pipeline from local colleges, and competitive industrial market dynamics, this asset presents a prime opportunity for businesses seeking efficient access to the Dallas-Fort Worth Metroplex while capitalizing on Sherman's lower operating costs and pro-business incentives.

**OFFERING SUMMARY**

Sale Price:	Contact Broker
Lease Rate:	Contact Broker
Lot Size:	±2.5 Acres
Building Size (Office):	13,000 (3,000) SF
Year Built	1996
Clear Height	16'

**HIGHLIGHTS**

- Easy access to US-75 (45,000 VPD)
- Surrounded by national tenants including Tyson Foods, Oncor Electric, YRC Freight, and Caterpillar
- 2-Miles from \$30B Texas Instruments semiconductor project
- Less than 1-Mile from \$5B Global Wafer development



360° VIRTUAL TOUR





SECTION 2

# LOCATION INFORMATION



**Market:** Sherman-Denison  
**County:** Grayson  
**Land Area:** 46.15 Square Miles  
**Population:** 48,000 (+2% Annually)

**Sherman, TX** the county seat of Grayson County, is strategically positioned approximately 60 miles north of downtown Dallas along U.S. Highway 75, a major north-south corridor connecting the Dallas-Fort Worth Metroplex to Oklahoma and beyond. This prime location provides excellent access to the rapidly expanding North Texas region, one of the fastest-growing metropolitan areas in the United States, while offering a lower cost of doing business, affordable utilities, and a high quality of life compared to the core DFW market.

As of 2025, Sherman has a population of approximately 48,000, with the broader Sherman-Denison MSA exceeding 140,000 residents. The city has experienced robust population growth of over 2% annually in recent years, driven by an influx of families, professionals, and businesses attracted to the area's economic momentum and affordability.

### ECONOMIC DRIVERS

- Texas Instruments' \$40 billion mega-site, where the first 300mm wafer fabrication plant (SM1) commenced production in December 2025. This facility is producing tens of millions of analog and embedded processing chips daily, with plans for up to four fabs ultimately supporting over 3,000 direct jobs and thousands more indirectly.
- GlobiTech (subsidiary of GlobalWafers), a long-established silicon epitaxy foundry in Sherman since 1999, with recent expansions enhancing domestic wafer production.
- Other key industries include food processing (e.g., Tyson Foods expansions), metal fabrication, logistics, and diversified manufacturing.

### Key Location Advantages

Direct frontage and connectivity to US Highway 75 and US Highway 82 (east-west corridor).

Class I rail service from BNSF Railway, with on-site spurs available in major industrial parks.

Proximity to the North Texas Regional Airport (with a 9,000-foot runway and Foreign Trade Zone status).

Just one hour from Dallas-Fort Worth International Airport, one of the world's busiest hubs.

### Proximity

34mi McKinney, TX

46mi Plano, TX

64mi Dallas, TX

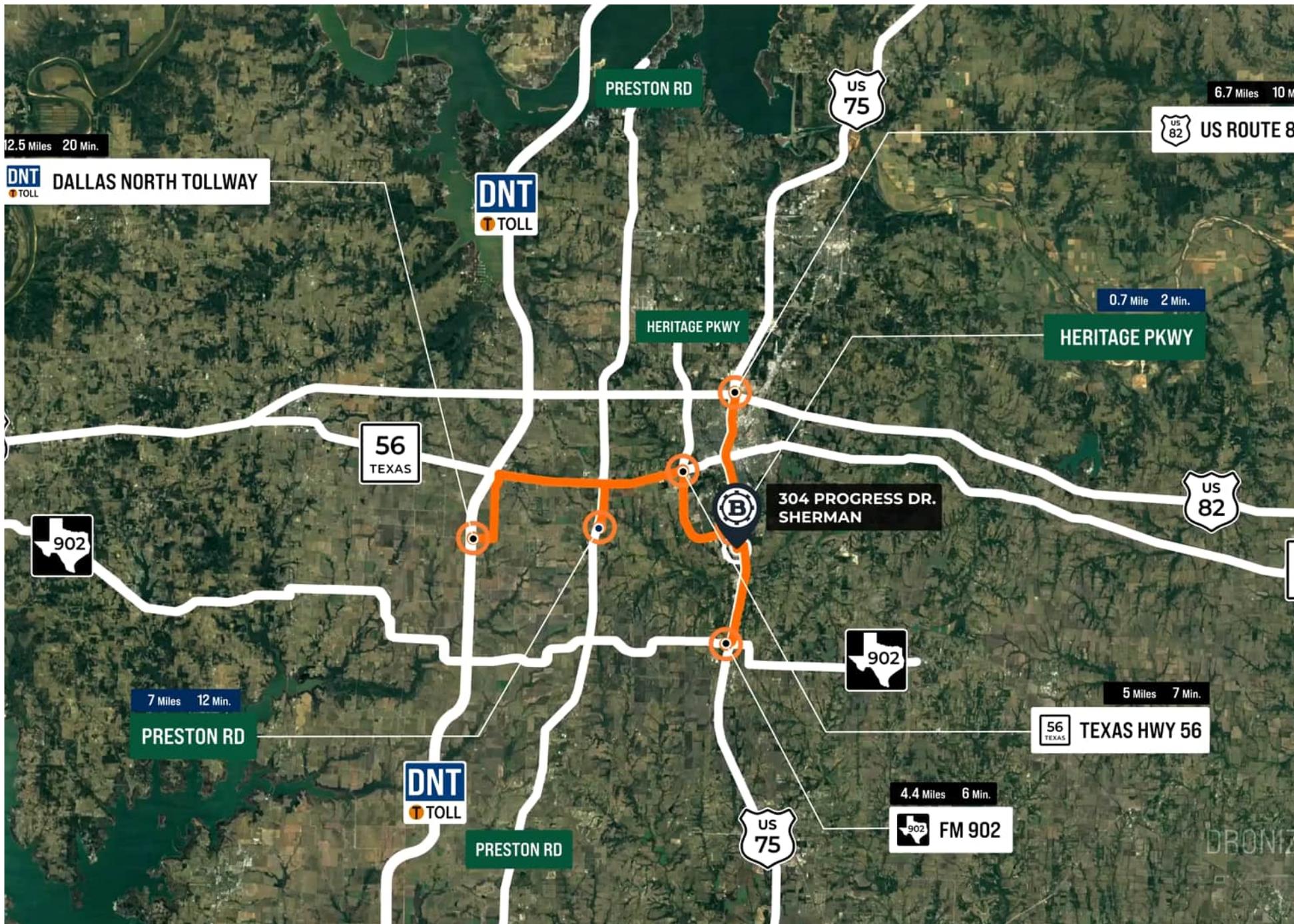
21mi Frisco City Hall



Texas Instruments Starts Production at New Semiconductor 'Fab' in North Texas



Sherman Economic Development Corporation



12.5 Miles 20 Min.

**DNT** DALLAS NORTH TOLLWAY  
TOLL

**DNT** TOLL

PRESTON RD

US 75

6.7 Miles 10 Min.  
US 82 US ROUTE 8

0.7 Mile 2 Min.

HERITAGE PKWY

HERITAGE PKWY

56 TEXAS

902

304 PROGRESS DR. SHERMAN

US 82

7 Miles 12 Min.

PRESTON RD

**DNT** TOLL

PRESTON RD

902

5 Miles 7 Min.

56 TEXAS TEXAS HWY 56

4.4 Miles 6 Min.

902 FM 902

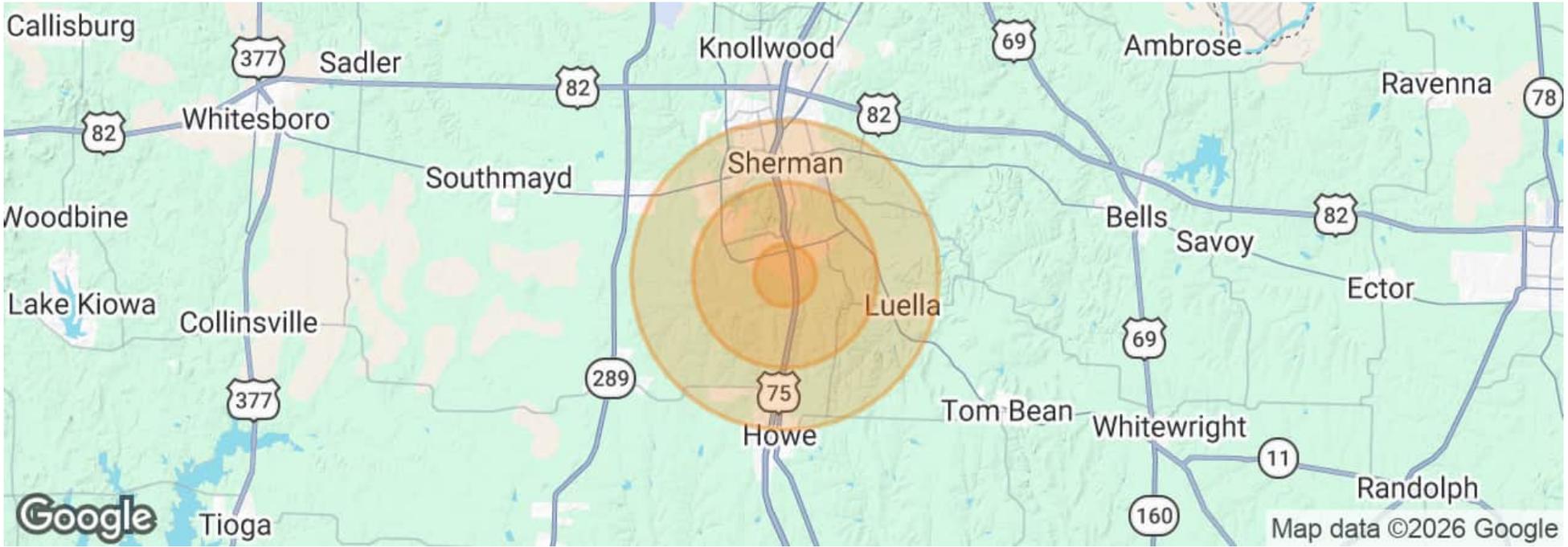
US 75

DRONIZ



Google

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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	51	9,209	37,136

**HOUSEHOLD INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Average HH Income	\$105,704	\$77,168	\$79,965
Average House Value	\$359,332	\$259,204	\$296,614

*Demographics data derived from AlphaMap*

**GROWTH**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Annual Growth (2020-2024)	3.7%	4.5%	2.6%
Projected Annual Growth (2024-2029)	2.6%	2.7%	2.5%

## CONTACT

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## TRADE PROPERTIES

17250 Dallas Parkway  
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SIGN UP



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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Trade Properties</b>	-	-	<b>972.358.5538</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
-	-	-	-
Designated Broker of Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Chris Adams</b>	<b>TX #619855</b>	<b>cadams@tradeproperties.com</b>	<b>972.597.9686</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date