



OFFERING SUMMARY

SHERMAN MULTIFAMILY SITE - 31 AC

4528 N. TRAVIS STREET, SHERMAN, TX 75092

30.89

LOT SIZE (AC)

R-A

ZONING

MULTIFAMILY AND/OR BUILD-TO-RENT DEVELOPMENT SITE IN SHERMAN, TX

Situated on approximately 30.892 acres in Sherman, Texas, this multifamily development site offers a strategic position within a rapidly growing region. The property is in the process of rezoning to MF-15, which will allow a variety of multifamily residential uses including garden-style multifamily and single family build-to-rent development. With maximum density for MF-15 limited to 15 units per acre, this site can yield up to 463 units

PROXIMITY TO MAJOR SEMICONDUCTOR INVESTMENTS

The site is located minutes from significant semiconductor manufacturing facilities, including Texas Instruments' \$30 billion investment in new wafer fabrication plants and GlobiTech's \$5 billion expansion, collectively expected to create over 3,500 direct, high-paying jobs to the immediate area along with thousands more of indirect jobs in construction, supply chain, and supporting industries.

STRATEGIC ACCESSIBILITY

The site benefits from excellent connectivity via major highways. Located just north of US Highway 82 and west of US Highway 75, the property offers convenient access to key employment centers, retail hubs, and recreational amenities.



LOCAL MAP

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CONTACTS: INVESTMENT SALES

CAPITAL MARKETS

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