

**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  
FAIRVIEW, TX 75069



## 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 = \$7.00 PSF \$2,055,160



# DEMOGRAPHICS

US HIGHWAY 75 & FALLON DRIVE  
SHERMAN, TX 75090



0.7 MILES FROM SITE



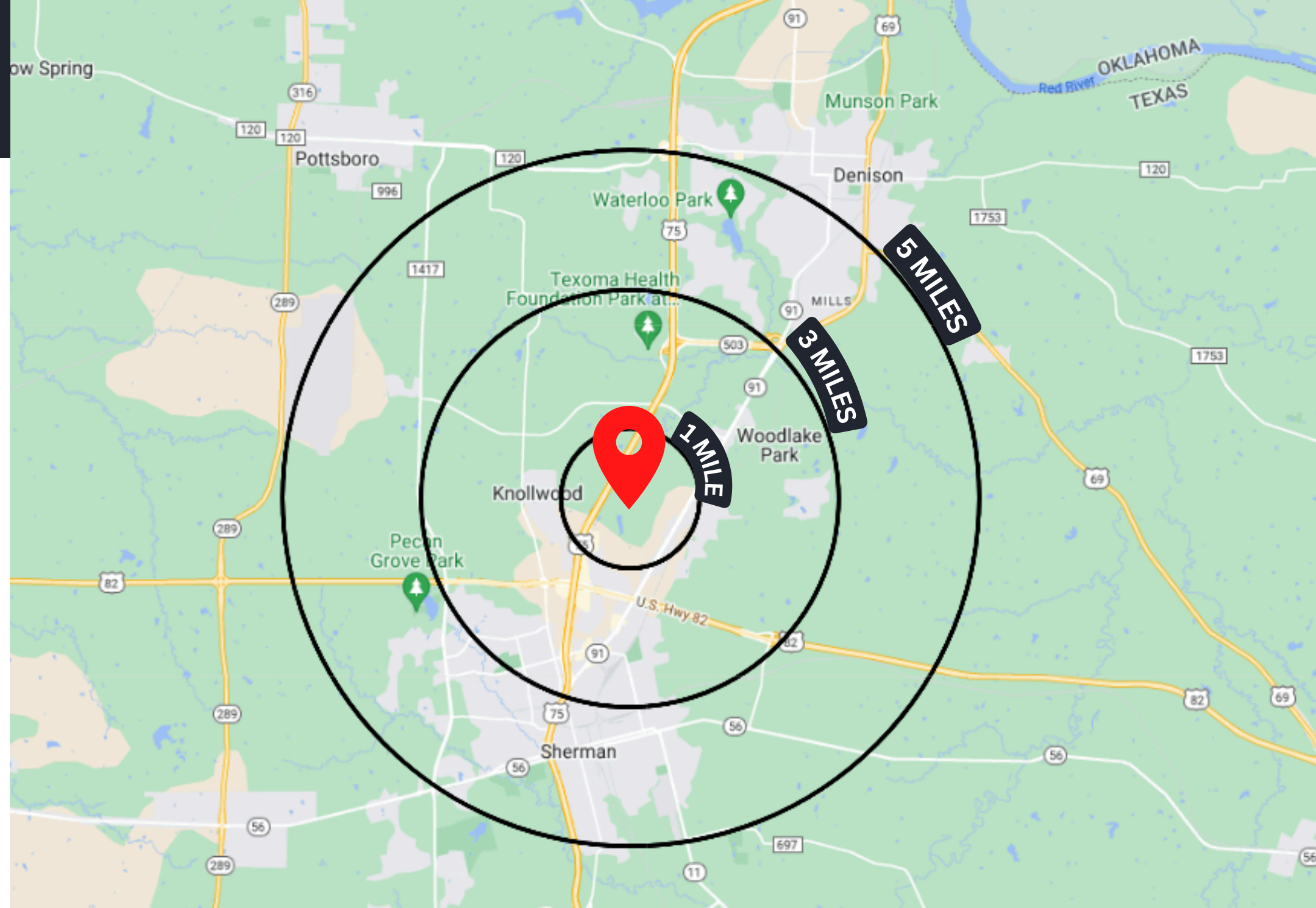
1.6 MILES FROM SITE



4.4 MILES FROM SITE



2.8 MILES FROM SITE



### 2023 Population

1 MILES 675  
3 MILES 16,852  
5 MILES 55,088



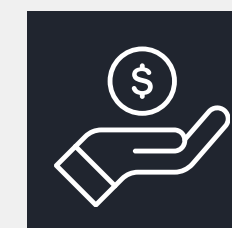
### Daytime Employees

1 MILES 2,404  
3 MILES 16,360  
5 MILES 28,000



### 2023 Households

1 MILES 295  
3 MILES 6,824  
5 MILES 21,552

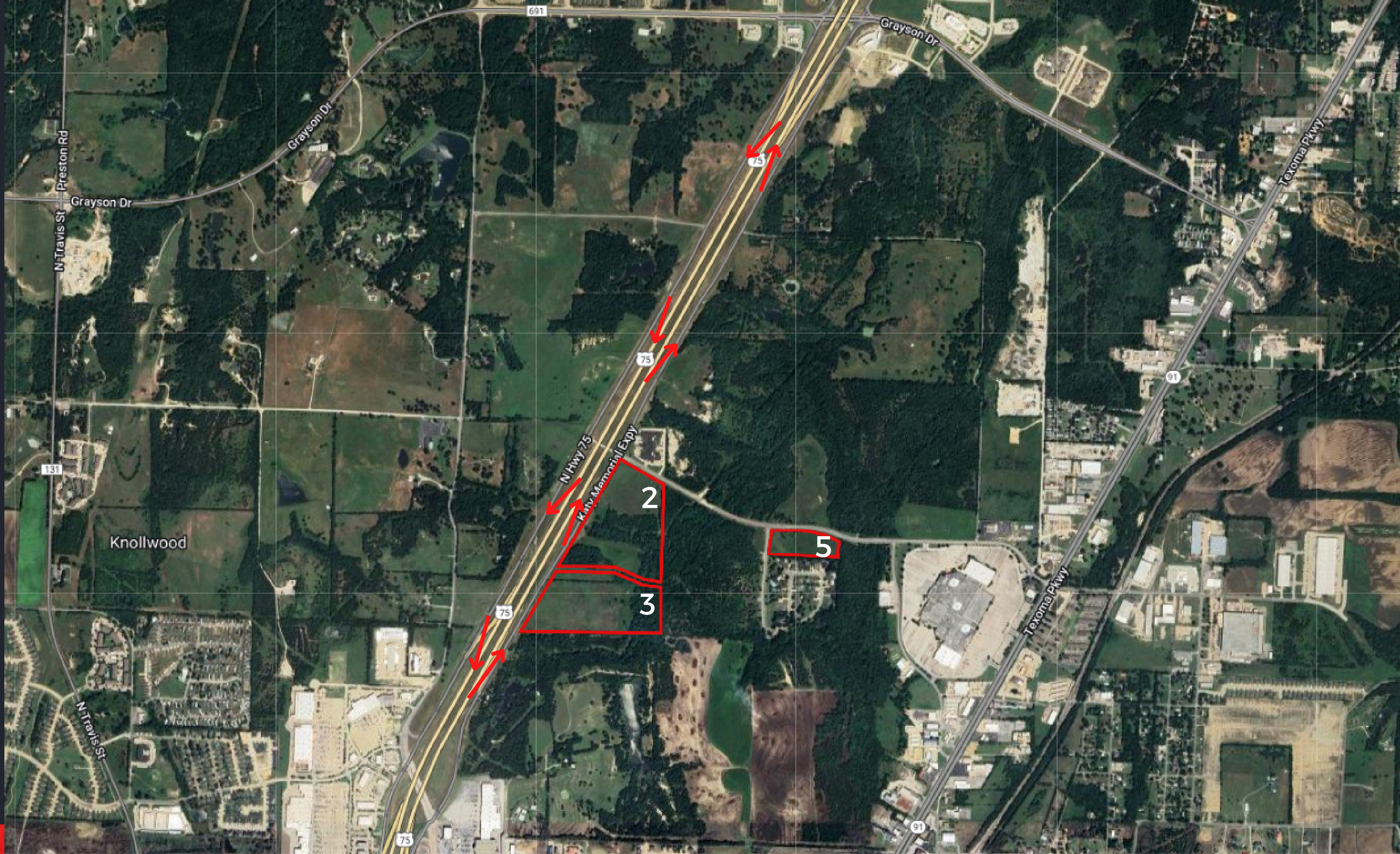


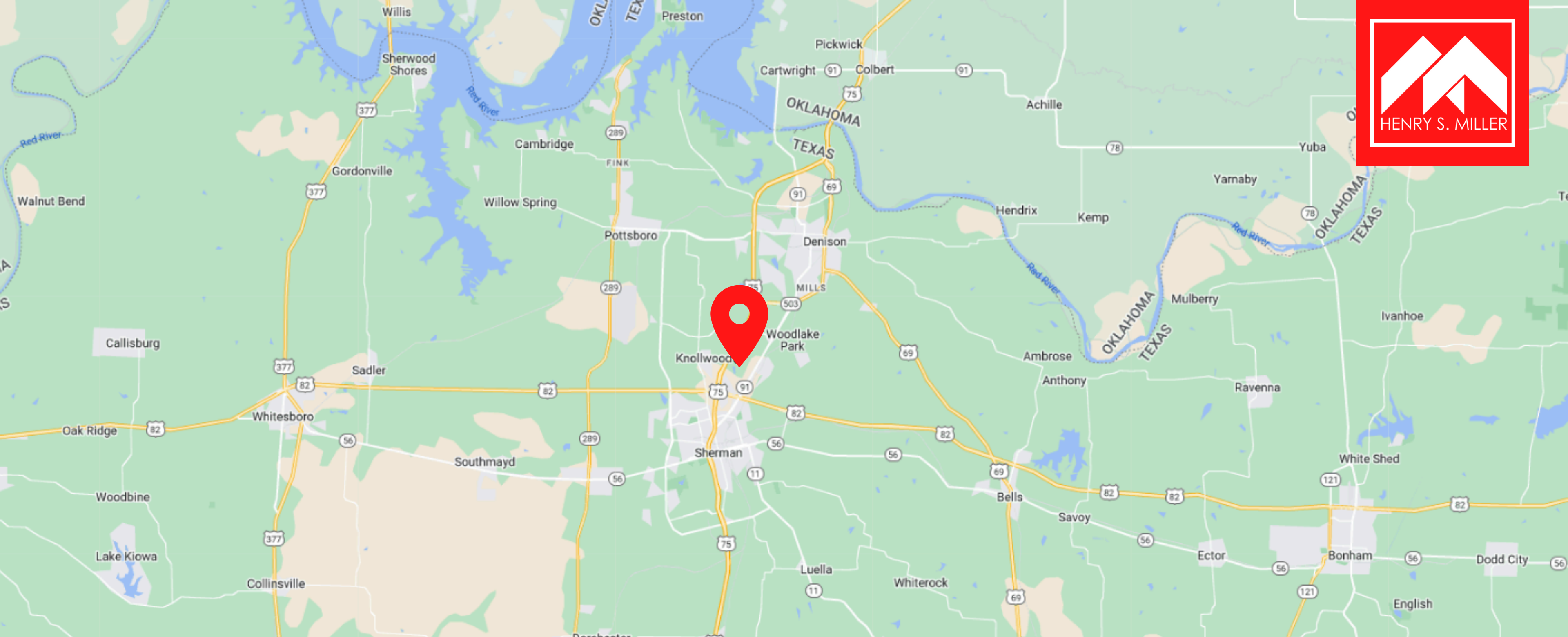
### Average Household Income

1 MILES \$85,828  
3 MILES \$73,275  
5 MILES \$69,081

# TXDOT RAMP PLAN

LOY LAKE ROAD TO BLUEFLAME  
ROAD





# CONTACT OUR TEAM

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