

# SHERMAN 82 INDUSTRIAL

E CANYON GROVE RD & N TRAVIS ST, SHERMAN, TX

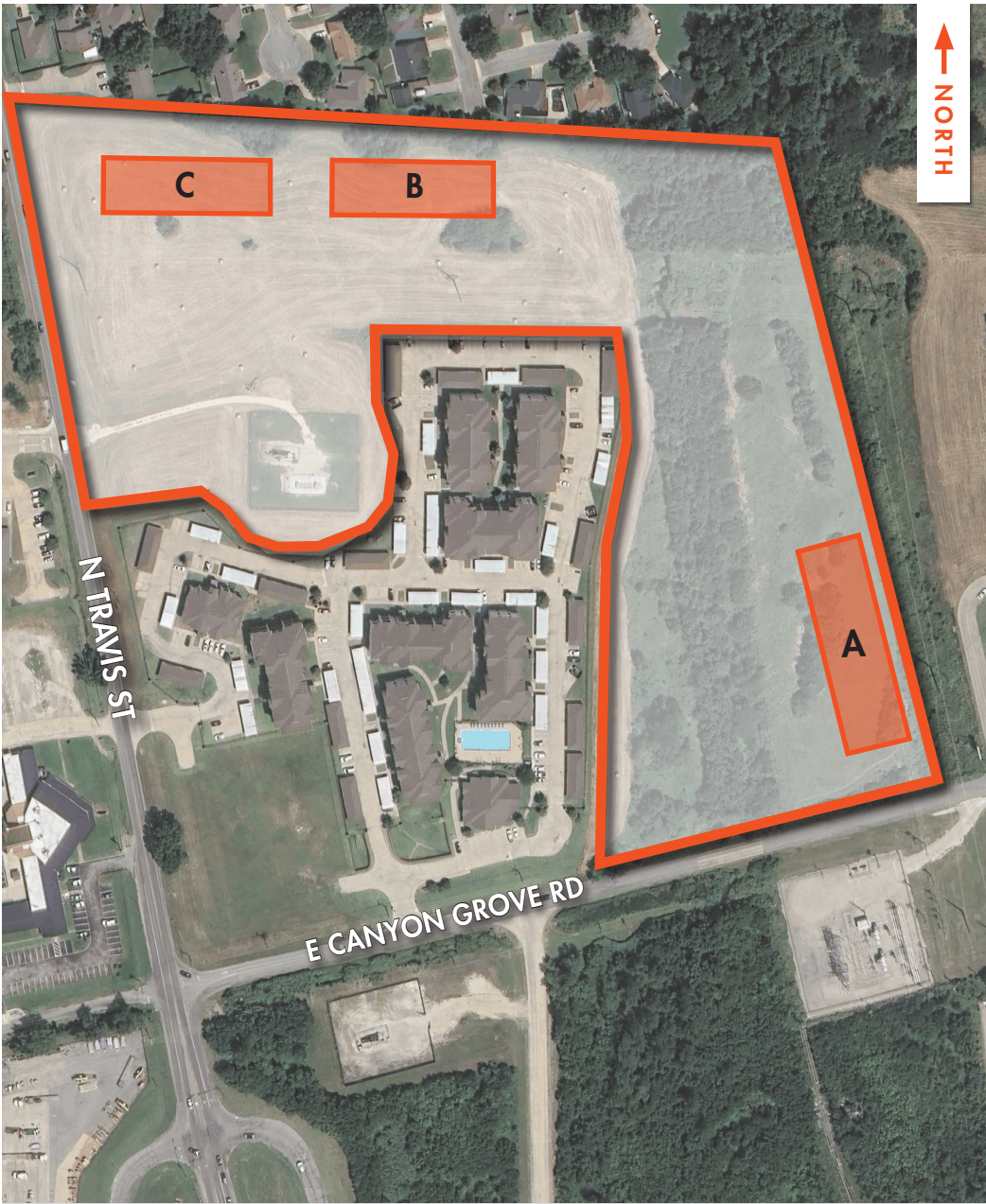


±30,000 SF OR ±18,000 SF - PRE LEASE | SHERMAN, TX

FOUNDRY  
COMMERCIAL



# SITE OFFERING



## LAND OVERVIEW

Foundry Commercial presents Sherman 82 Business Park, a new industrial development offering build-to-suit or pre-lease opportunities in Sherman, Texas. This flex industrial project features up to 30,000 SF at Canyon Grove and two buidlings on N. Travis Street, providing exceptional flexibility for industrial, office/warehouse, or medical. Both sites are zoned Planned Development C1, supporting a wide range of uses and allowing for future adaptability. Parking ratios are 4:1,000 at Canyon Grove and 3:1,000 at N. Travis Street, offering ample convenience for tenants and visitors alike. With strategic locations and customizable space options, Sherman 82 is ideally suited for companies seeking a modern, efficient footprint in one of North Texas’ growing commercial corridors

## PROPERTY DETAILS

LOCATION	305 E Canyon Grove Rd & 4405 N Travis St   Sherman, TX 75092
SF AVAILABLE (MINIMUM DIVISIBLE)	A: 30,000 SF building –5,000 SF B: 16,800 SF building –3,360 SF C: 18,200 SF building –3,640 SF
HIGHLIGHTS	New Flex Industrial development BTS or lease
PARKING	Canyon Grove is 4:1000 N Travis Street is 3:1000
POTENTIAL USES	Office/Warehouse, Medical
ZONING	Planned Development C1



File Date: 11/04/25    Draw Name: C:\promotional\Projects\USA Design + Build\STEREON Mind-Use Site\ACL CONCEPT PLAN-150R Setback.dwg    Updated By: JKHedges

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Construction Managers | Environmental Scientists | Landscape Architects | Planners  
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10 194 754 (Surv.) F-22053 (Eng.)

**F.M. 131, SHERMAN, TEXAS**

## CONCEPT PLAN

PROJ. MGR.: KLH  
PROJ. ASSOC.: KLH  
DRAWN BY: KLH  
DATE: 11/4/2025

SHEET  
**CP**  
PR CODE

## CONCEPT PLAN

# DEMOGRAPHICS



## 2025 POPULATION

1 Mile: 4,874  
3 Miles: 30,169  
5 Miles: 54,188





## 2025 AVERAGE HH INCOME

1 Mile: \$81,090  
3 Miles: \$88,753  
5 Miles: \$88,070



## MAP KEY

-  Highway
-  Mile Radius



305 E CANYON GROVE RD  
4405 N TRAVIS ST  
SHERMAN, TX

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