

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 buildings 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

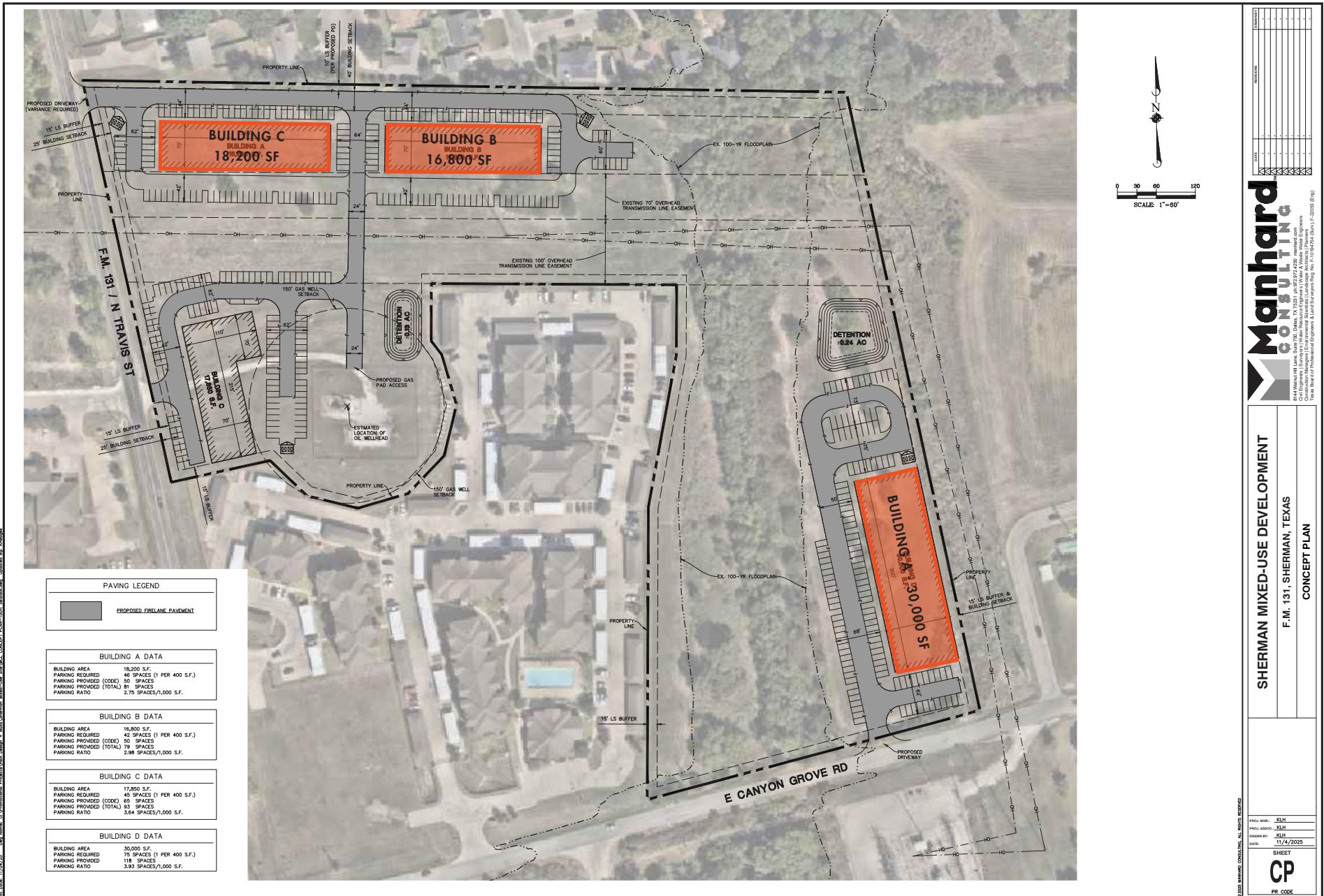
HIGHLIGHTS New Flex Industrial development BTS or lease

PARKING Canyon Grove is 4:1000
N Travis Street is 3:1000

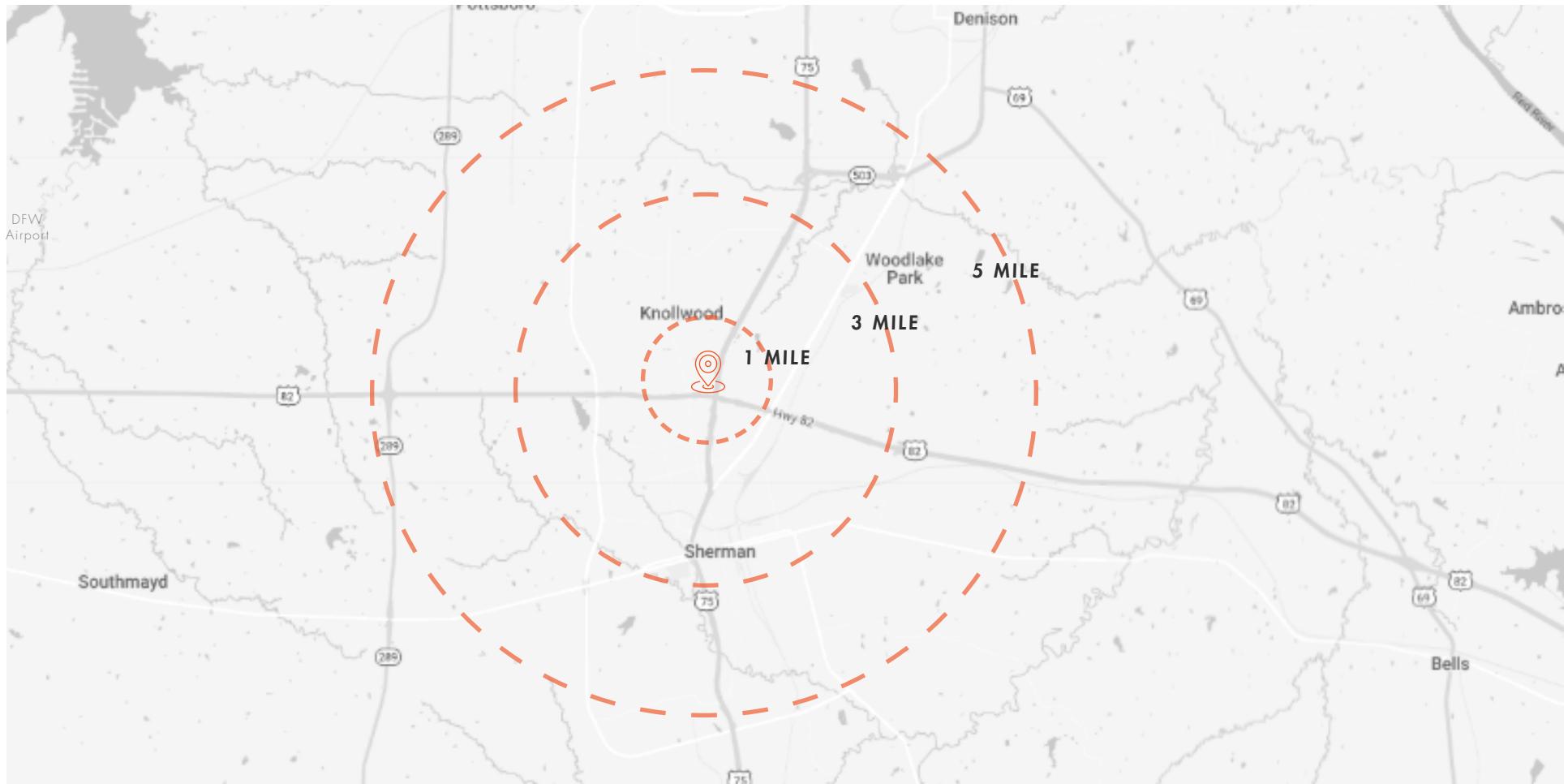
POTENTIAL USES Office/Warehouse, Medical

ZONING Planned Development C1

SITE 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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