

**FOR SALE**

**2886 Plainview Road, Sherman, TX 75092**

7,200 SF Flex/Industrial Space



**partners**


EXCLUSIVELY LISTED BY:

PRIMARY CONTACT



**William Kane**  
Associate

 **214.223.3393**

 [william.kane@partnersrealestate.com](mailto:william.kane@partnersrealestate.com)

PROPERTY AT A GLANCE

ADDRESS	<b>2886 PLAINVIEW ROAD</b>
CITY, STATE, ZIPCODE	<b>SHERMAN, TX 75092</b>
LAND ACRES	<b>2.76 AC</b>
BUILDING SIZE	<b>7,200 SF</b>
YEAR BUILT	<b>2022</b>
PARCEL NUMBER	<b>1208034001</b>
ZONING, COUNTY	<b>GRAYSON COUNTY</b>

## OFFERING DETAILS



SALE PRICE  
**\$1,150,000**



BUILDING SIZE  
**7,200 SF**



AVAILABLE UNITS

- **3,000 SF**
- **3,000 SF**
- **1,200 SF**



LOT SIZE  
**2.76 AC**



YEAR BUILT  
**2022**



BUILDING POWER  
**1-Phase, 300 Amps**

Plainview Rd

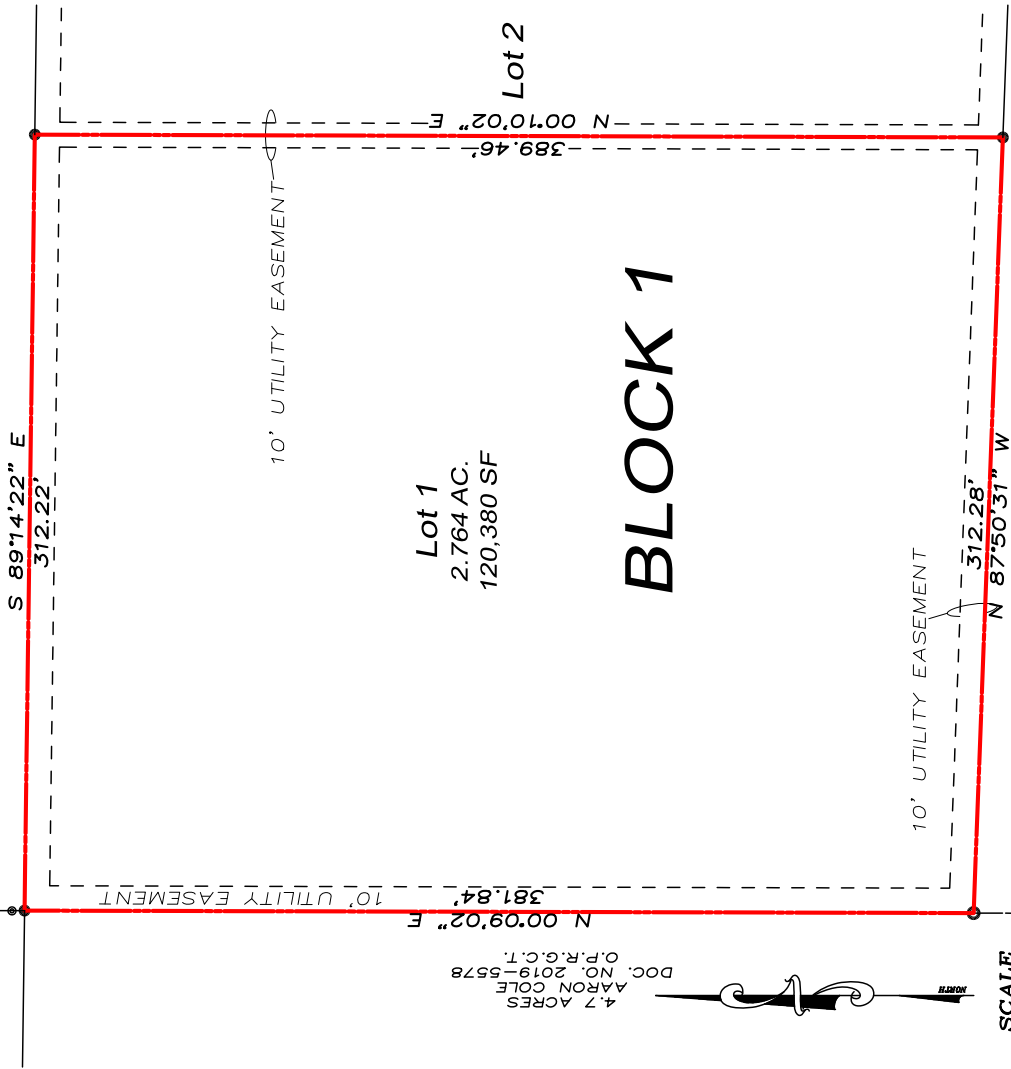
# PROPERTY SURVEY



# PROPERTY SURVEY

JOB NO. 21020117  
FW RR: — DFT: DWU

PLAINVIEW ROAD



Lot 1  
2.764 AC.  
120,380 SF

BLOCK 1

Lot 2

4.7 ACRES  
AARON COLE  
O.P.R.G.C.T.  
DOC. NO. 2019-5578



SCALE  
1" = 60'

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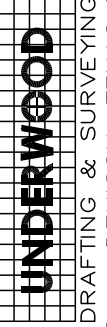
~ BASIS OF BEARINGS ~  
GRID NORTH, NAD 83  
TEXAS STATE PLANE COORDINATE SYSTEM  
NORTH CENTRAL ZONE

I, Douglas W. Underwood, Registered Professional Land Surveyor do hereby certify that on the 21st day of May, 2021, a survey was made on the ground of the property shown hereon, described as Lot 1, Block 1, of the Goode Addition, No. 2, an addition to the City of Sherman, Texas, as shown by plat of record in Document No. 2021-88, of the Plat Records, Grayson County, Texas, and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.



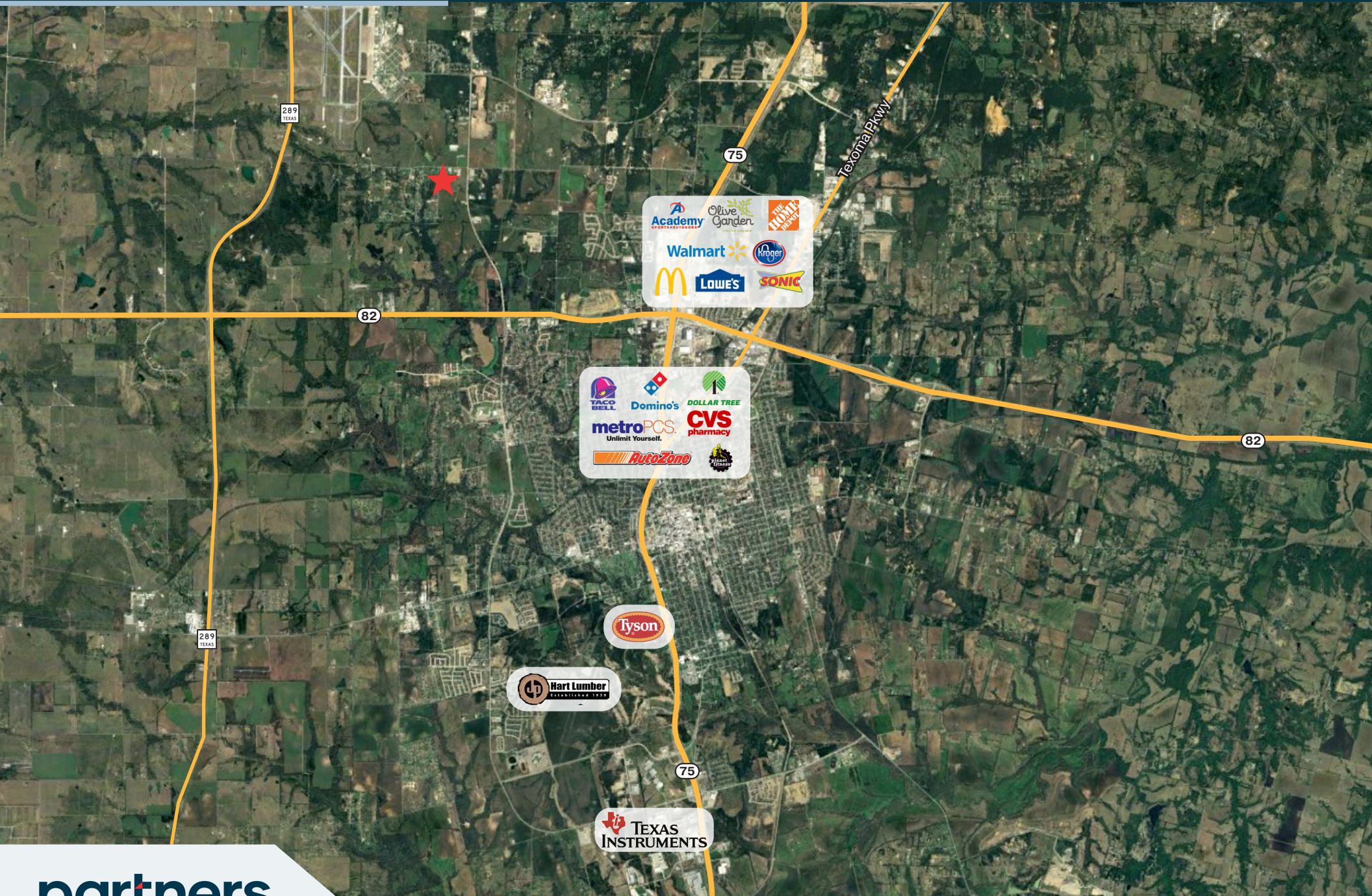
*Douglas W. Underwood*

Douglas W. Underwood  
Registered Professional  
Land Surveyor No. 4709  
Firm No. 10006300



3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

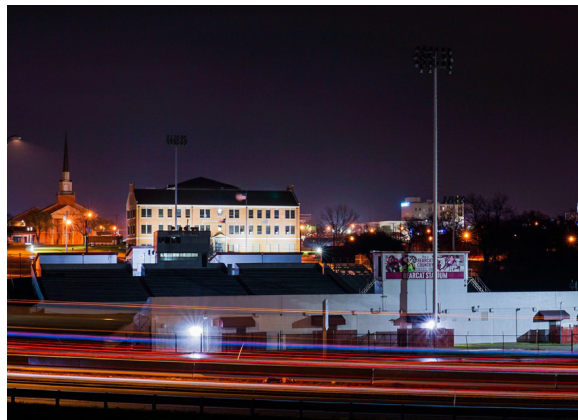
# AERIAL OVERVIEW



# SHERMAN, TX



Sherman's location dictates that it must grow, being directly in the path of the rapid northward expansion of the Dallas-Fort Worth metroplex. Furthermore, Sherman's infrastructure is outstanding. The transportation system is anchored by the crossroads of U.S. Highway 75 and U.S. Highway 82 and is bolstered by the excellent airport facilities at the North Texas Regional Airport (formerly Perrin Field) and Sherman Municipal Airport. Additionally, Lake Texoma guarantees a bountiful source of water. Finally, the sales tax for economic development, administered by the Sherman Economic Development Corporation (SEDCO), provides the necessary incentives to attract large, high-quality employers.



## BUILDING CONFIDENCE

Sherman, TX is a great place to live due to its reasonable rental cost and grocery costs. The 2 bedroom rent in Sherman is \$1,050 compared to the US average of \$1,430 and its Grocery Cost Index is 95 compared to 100 in the US. This makes it a highly affordable location for many.



## BUSINESS

The city also has many companies that offer employment opportunities such as BNSF Railway, Texas Instruments, PPG Industries, Tyson Foods, and Walmart. Furthermore, there are restaurants like Pecan Lodge and popular attractions such as the Sherman Museum and the Flag Pole Hill Park offering plenty of activities for visitors and locals alike.



## EXPERIENCE SHERMAN

Downtown Sherman is an authentic, working downtown neighborhood. Housed in an eclectic mix of buildings dating back to the mid- 1800's, one can find a mix of retail, restaurants, professional services, churches, museums, arts and cultural venues, and schools all within walking distance of the neighborhood center.



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