

3200 S. US HIGHWAY 75
SHERMAN, TX 75090



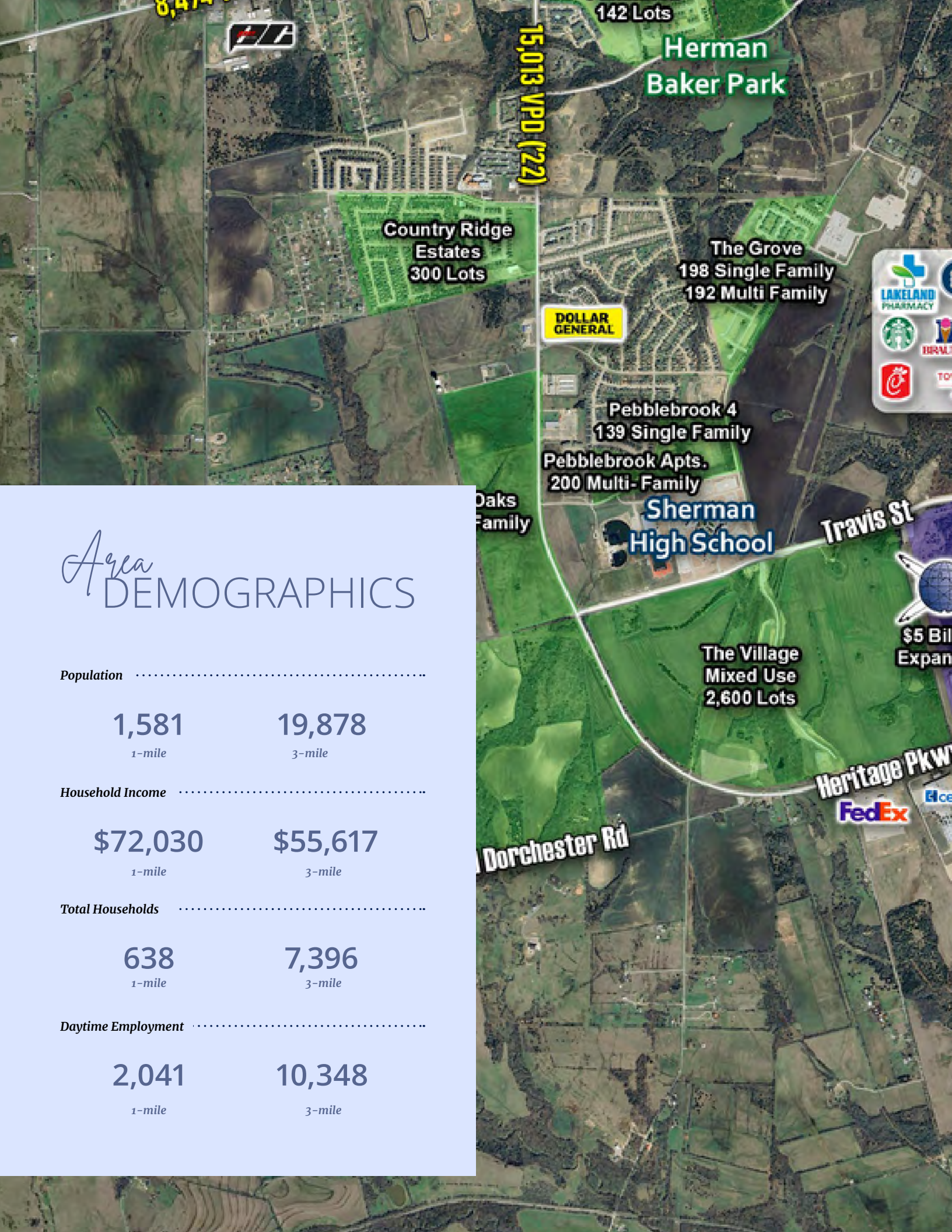
Sherman Crossroads

MIXED-USE RETAIL/COMMERCIAL DEVELOPMENT



Ground Lease or Sale

1.21 ACRES



Area DEMOGRAPHICS

Population

1,581
1-mile

19,878
3-mile

Household Income

\$72,030
1-mile

\$55,617
3-mile

Total Households

638
1-mile

7,396
3-mile

Daytime Employment

2,041
1-mile

10,348
3-mile

CALIBER COLLISION



903

CAMPING WORLD RV & OUTDOORS

Stone Creek Country Club

Three Oaks
234 Single Family

North Texas Horticulture Association
 FR of TEXAS
 GATEWAY (BUSINESS TRAVEL)
 MS
 WINEPLACE SUITES (WEDDINGS)

51,785 VPD (22)

Travis Heights
404 Lots

SITE



lion
 sion

LACORE LOGISTICS

FedEx

Days Inn



12,443 VPD (22)

Bel Air Village
4.5 AC of Commercial
1,000 Single-Family
3,000 Multi Family

Luella Crossing
440 Single-Family

390 Emp.
150 Employees

ALPHA

KAISER ALUMINUM

190 Employees

Altium Packaging

Hart Lumber

YRC

EMERSON

350 Employees

Progress Rail
A Caterpillar Company

LONGHORN

Tyson

1,700 Employees



Property HIGHLIGHTS



1.21-acre (52,753 SF)
mixed-use retail/commercial
development for sale



Newly opened medical
offices, existing fast food,
planned acute-care hospital,
future grocery store, and
mixed retail



Located in a high-growth area
on **US Highway 75 and FM
1417** with **Great Visibility**



**Planned outdoor
dining** options
overlooking the scenic
Aston Pond



Future Home to Large Gro

62,000+ VIEWS PER DAY





5,178.5 VPD (22)

W Travis St

Northgate Dr



\$5 Billion
Globitech
Expansion



Northgate Dr

Heritage Pkwy

SPRINGHILL SUITES
MARRIOTT

TOWNEPLACE SUITES
MARRIOTT

LACORE
LOGISTICS



Dayita



SITE



12,443 VPD (22)



390 Employees



150 Units

Howe Dr

W Travis St

Travis Heights
404 Lots

Property

EQUIPPED TO SERVE
EQUIPMENT
DEPOT

Heri

Logos for Chick-fil-A, Chipotle, Starbucks, McDonald's, QT QuikTrip, and Jack in the Box are displayed along the left side of the map.

Logos for Days Inn, Super 8, and K are displayed in the middle-left section of the map.

Logos for Casey's and MBG are displayed in the bottom-left section of the map.

75

Bel Air Village
4.5 AC of Commercial
1,000 Single-Family
3,000 Multi Family



THE GROVE
198 SINGLE FAMILY
192 MULTIFAMILY



PEBBLEBROOK 4
139 SINGLE FAMILY

PEBBLECREEK APARTMENTS
200 MULTIFAMILY

LAKELAND PHARMACY

GATEWAY
DIAGNOSTIC IMAGING
Impeccable quality. Patient savings.

ER of TEXAS

NORTH TEXAS GASTROENTEROLOGY ASSOCIATES

BEARCAT CROSSING
15 ACRES OF COMMERCIAL



SHERMAN HEIGHTS
200 SINGLE-FAMILY



THREE OAKS
234 SINGLE FAMILY

TRAVIS HEIGHTS
400 SINGLE FAMILY

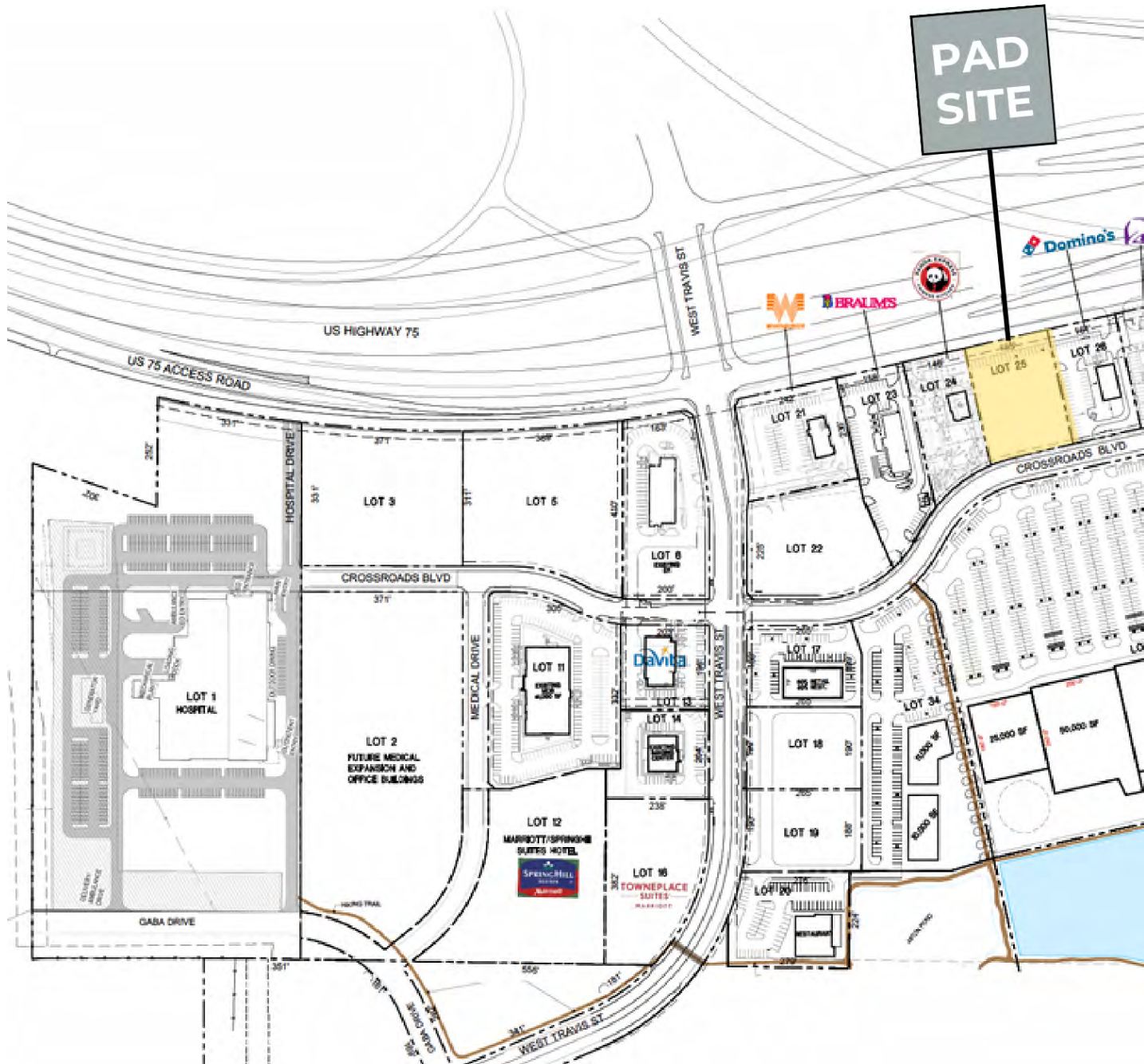
LUELLA CROSSING
440 SINGLE FAMILY

BEL AIR VILLAGE
4.5 ACRES OF COMMERCIAL
1,000 SINGLE-FAMILY
3,000 MULTI-FAMILY





51,000 VIEWS PER DAY



ZONING: C-2 Subject to Blalock C



11,000 VIEWS PER DAY



Overlay District Requirements

Get In Touch

Tanya Hart

Executive Vice President
+1 214 725 9127
tanya.hart@colliers.com

Allison Frizzo

Senior Vice President
+1 214 499 5101
allison.frizzo@colliers.com

Lauren Jahner

Senior Associate
+1 214 217 4650
lauren.jahner@colliers.com

Colliers

1717 McKinney Ave., Suite 900
Dallas, TX 75202
colliers.com



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