

Grayson County Industrial Space – For Lease

750 Wible Road, Sherman, TX 75092



For Lease

Patria Realty Group presents the opportunity to lease \pm 1,800-7,200 sf of new construction industrial warehouse space in Sherman, TX.

Subject property is strategically located on Wible Road near the intersection of Preston Road. With its prime location, the property is well-suited for a variety of business uses.

*Price: Call Broker for Pricing

*Available: August 2025

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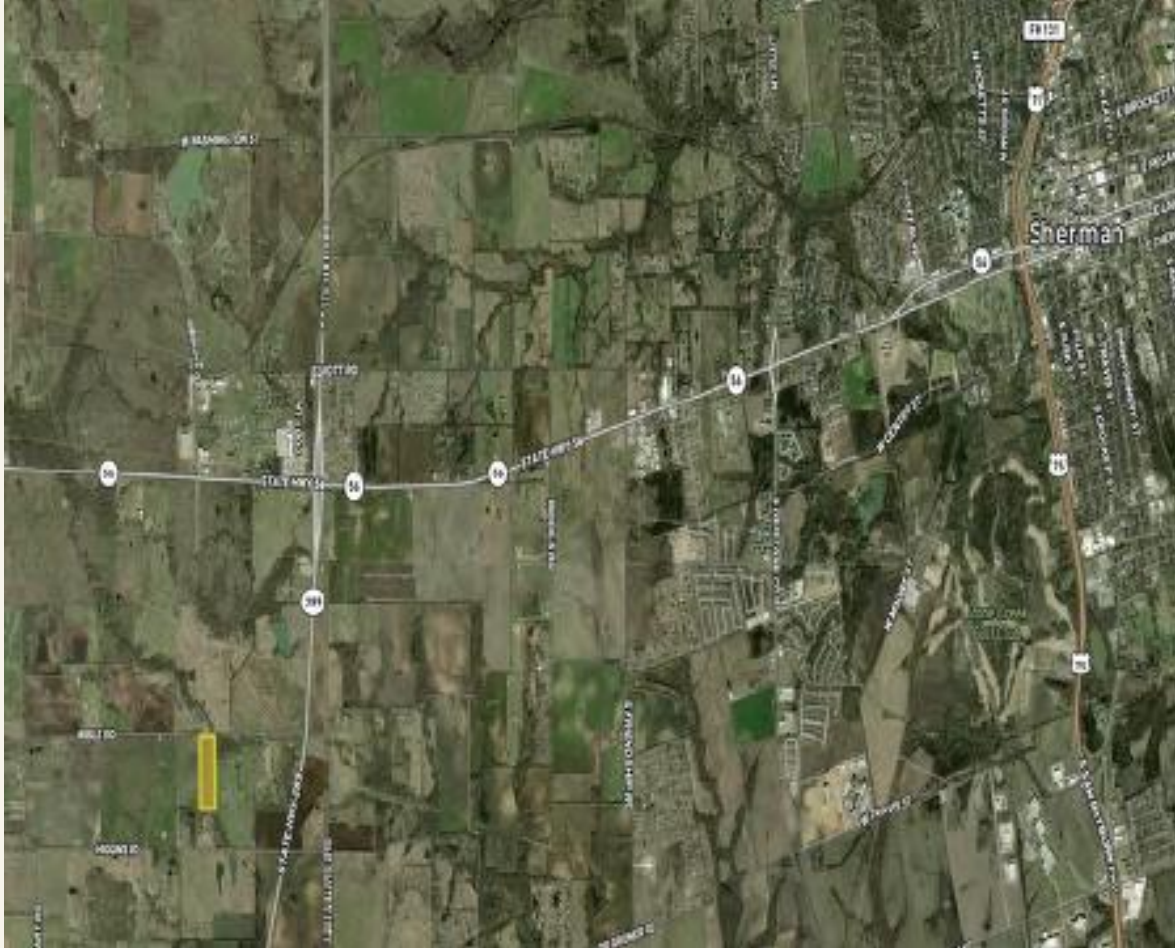
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Property Overview



For Lease

Overview

- Size: $\pm 1,800-7,200$ sf
- Frontage: ± 450 ft of road frontage on Wible Road
- Utilities: 500' Water Well, Electric, and Septic Sewer
- Zoning: Land is Ag-exempt; outside city limits
- Drive Time: Approximately 45 minutes to DFW metroplex, 13 minutes to Downtown Sherman, 30 Minutes to Prosper, TX.
- Close Proximity to Preston Road

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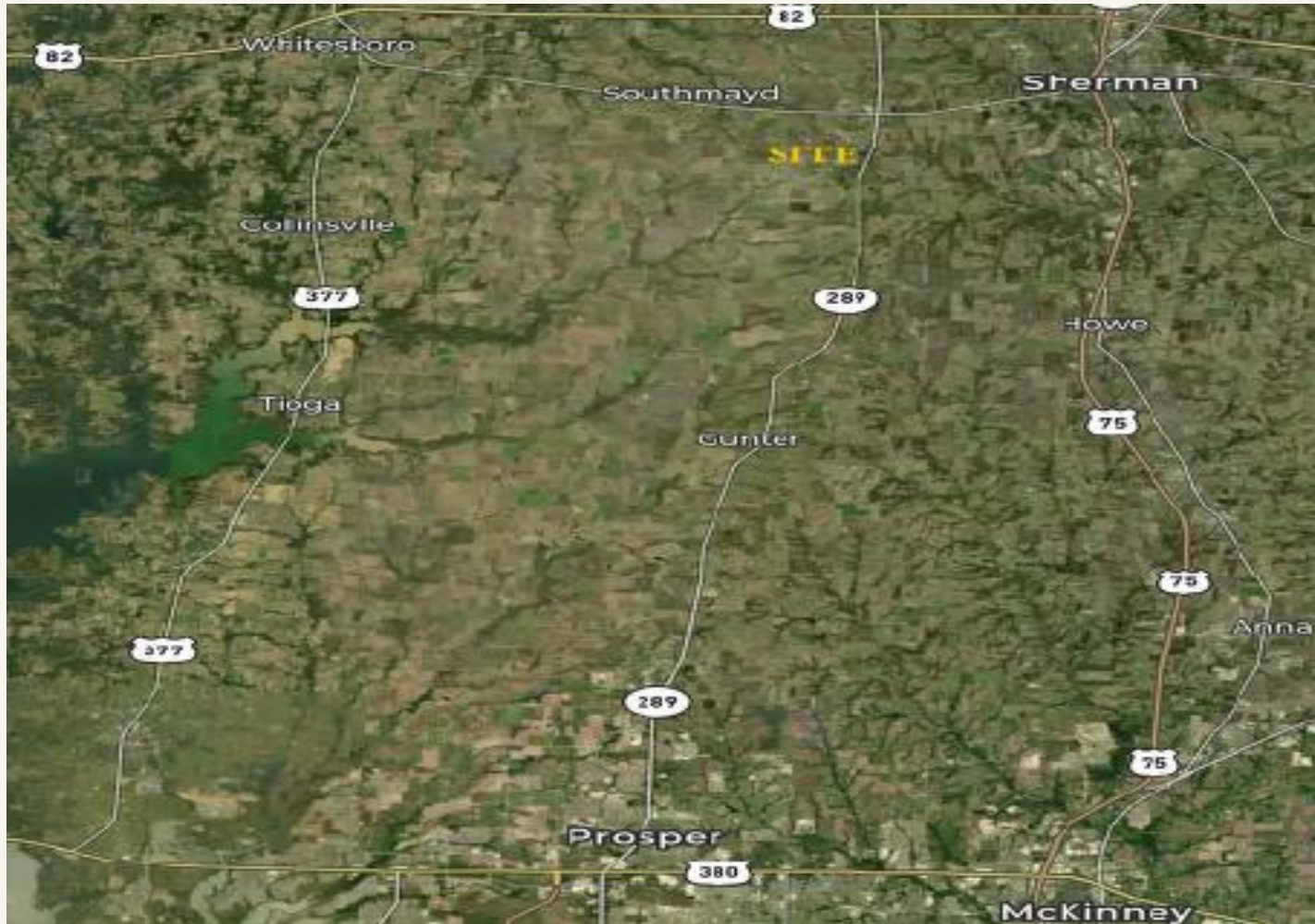


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Aerial Map



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Demographics



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Demographics	2 Mile	5 Mile	10 Mile
2024 Population	1,051	10,839	58,563
2029 est. Population	1,162	13,674	70,719
Growth '24-'29	2.1%	2.7%	2.5%
Median HH income	\$69,877	\$56,980	\$58,879

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Site Photos



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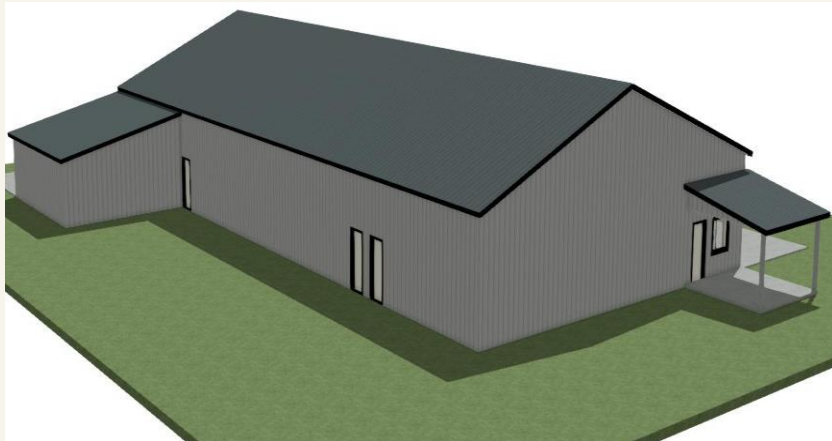
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3D Elevation Plan



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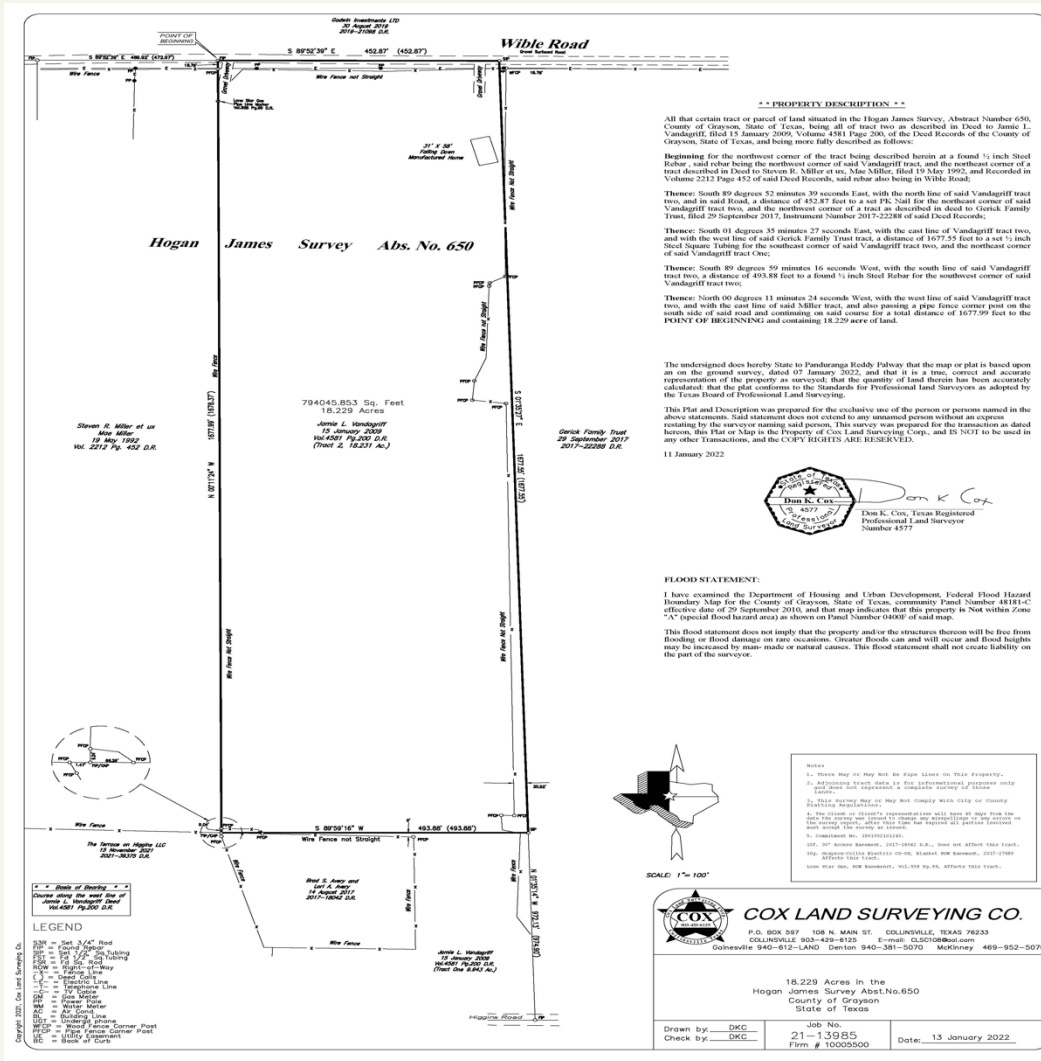
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Survey



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Area Highlights



Preston Harbor – Grayson County

- New 3,100 acre Resort Style-Master Planned Community with construction slated to commence before EOY 2025.
- 7,500 luxury homes
- Margaritaville Resort and supporting retail amenities

Texas Instruments- Sherman

- New semiconductor wafer facility coming online as early as 2025 according to Texas Instruments.
- This facility is slated to attract and support 3,000 jobs after completion

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