

13.8± ACRES DEVELOPMENT OPPORTUNITY

N Collins Freeway | Sherman / Howe, Texas

Prime Commercial Land in the Path of North Texas Expansion

EXECUTIVE SUMMARY

Positioned as a strategic entry point into Sherman and the North Texas growth corridor, this **13.8± acre commercial tract** along **N Collins Freeway / Highway 75** offers investors and developers a rare opportunity to secure land in one of the region's fastest-growing markets. Situated just minutes from **Texas Instruments' \$30B+ semiconductor campus**, and surrounded by expanding industrial and residential development, the property sits directly in the path of continued northward expansion from the Dallas-Fort Worth Metroplex.

With **water and sewer in place**, excellent highway frontage, and access to a pro-growth municipality, this tract is ideally suited for **commercial, industrial-flex, mixed-use, or long-term investment hold strategies**.

INVESTMENT HIGHLIGHTS

Strategic Highway Frontage

- Excellent visibility and frontage along **Highway 75 and Highway 5**
- Positioned as a major northern gateway into Sherman and Texoma

Immediate Economic Drivers

- Minutes from **Texas Instruments' multi-billion-dollar campus**
- Near **GlobalWafers, Coherent**, and additional supplier/manufacturing expansions

Infrastructure Ready

- **Water and sewer utilities available/in place**

- Reduced development costs and accelerated project timelines

Surrounded by Growth

- Multiple **single-family and multifamily developments** underway nearby
- Strong projected population and employment growth in surrounding markets

Flexible Development Potential

Ideal for:

- Retail / Service Commercial
 - Industrial Flex / Warehouse
 - Mixed-Use Development
 - Hospitality / Fuel / QSR
 - Long-Term Land Hold Investment
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LOCATION ADVANTAGES

Located in the heart of one of North Texas' most active development corridors, this property benefits from:

- Direct access to **U.S. Highway 75**, connecting Dallas to Southern Oklahoma
 - Immediate proximity to **Sherman, Howe, and Van Alstyne growth markets**
 - Placement along a key commuter and logistics route in the Texoma region
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PROPERTY SUMMARY

DETAILS	INFORMATION
Property Type	Commercial Development Land
Acreage	13.8± Acres
Location	N Collins Freeway, Sherman / Howe, TX
Utilities	Water & Sewer Available
Access	Highway 75 / Highway 5
Visibility	Excellent

Investment Type Development / Hold

DEVELOPMENT THESIS


As Sherman continues its transformation into a regional manufacturing and employment hub, well-positioned commercial sites with infrastructure and highway frontage are becoming increasingly scarce. This offering presents the ability to capitalize on both immediate demand and long-term appreciation as billions of dollars in investment continue flowing into the market.

Whether developed now or held for future appreciation, this property offers compelling upside in a market poised for sustained expansion.

CONTACT

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