

LOCATION INFO

Located in the fast growing southwest part of Sherman, this site is surrounded by numerous current and planned residential and commercial developments including the \$30billion Texas Instruments Semiconductor expansion and the \$5billion GlobiTech Semiconductor plant. These two developments are expected to create close to 4,500 new jobs and be completed in late 2024 or 2025.

The site is located along Heritage Pkwy/FM 1417 and adjacent to the new \$160 Sherman High School. The property is part of a 15 acre development called Bearcat Crossing that will have retail, restaurants, and a child care/early learning school.

NEW DEVELOPMENTS AROUND THE SITE: (per city's development map)

Multi Family:	<u>Under Construction</u>	<u>Planning/Review</u>
2 Mile Radius:	750 Units	800 Units
3 Mile Radius:	750 Units	5,560 Units

Single Family:	<u>Under Construction</u>	<u>Planning/Review</u>
2 Mile Radius:	980 Lots	230 Lots
3 Mile Radius:	2,780 Lots	910 Lots

Commercial Developments (under construction):

- Globitech Semiconductor Plant: 1,500 Employees– 1 mile
- Texas Instruments Semiconductor Plant: 3,000 Employees– 3 miles
- Sherman Crossroads: 130 acres with national retail/restaurants and a \$240 million 80 bed hospital– 2 miles

Per City of Sherman Development Services Office, as of March 2023 there are 10,000+ Single Family Lots planned with 3,800 under construction, and 12,500+ Multi-family Units planned with 1,990 units under construction in the city.

