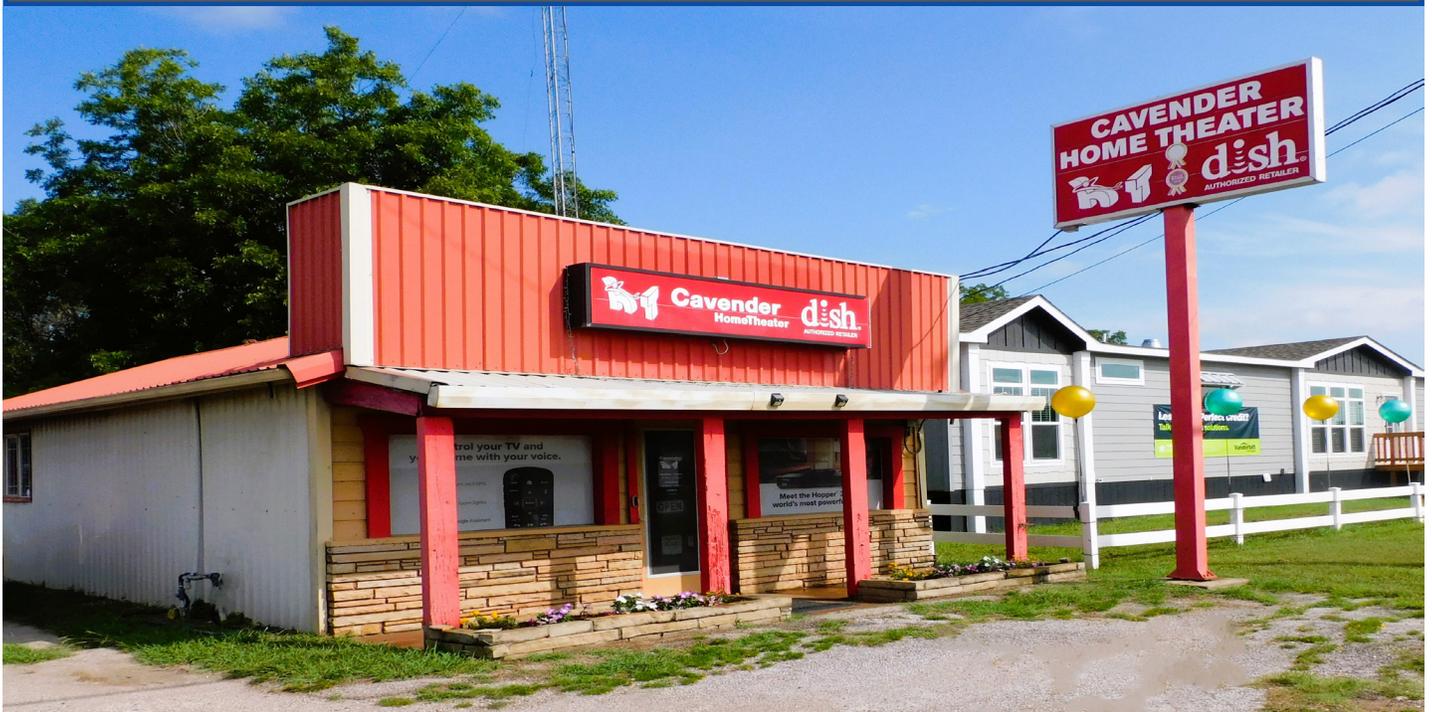




FOR SALE

6202 Texoma Parkway, Sherman, Texas



OVERVIEW

- Total Building Size: 720 SF
- Lot Size: .66 Acres
- Sale Price: Please Inquire
- Monument Signage
- Fenced Exterior Storage
- Great Visibility on Texoma Pkwy
- Easy Access to Hwy 82 & 75

PROPERTY DETAILS

Unique opportunity to acquire a well-positioned office/retail building between Sherman and Denison, on heavily traveled Texoma Parkway! This property features a fenced yard, monument signage and convenient access to Highways 82 & 75. Whether you're looking to expand your business, invest, or redevelop, this property offers flexibility and long-term potential in a thriving commercial corridor. Contact Broker Today for Details!



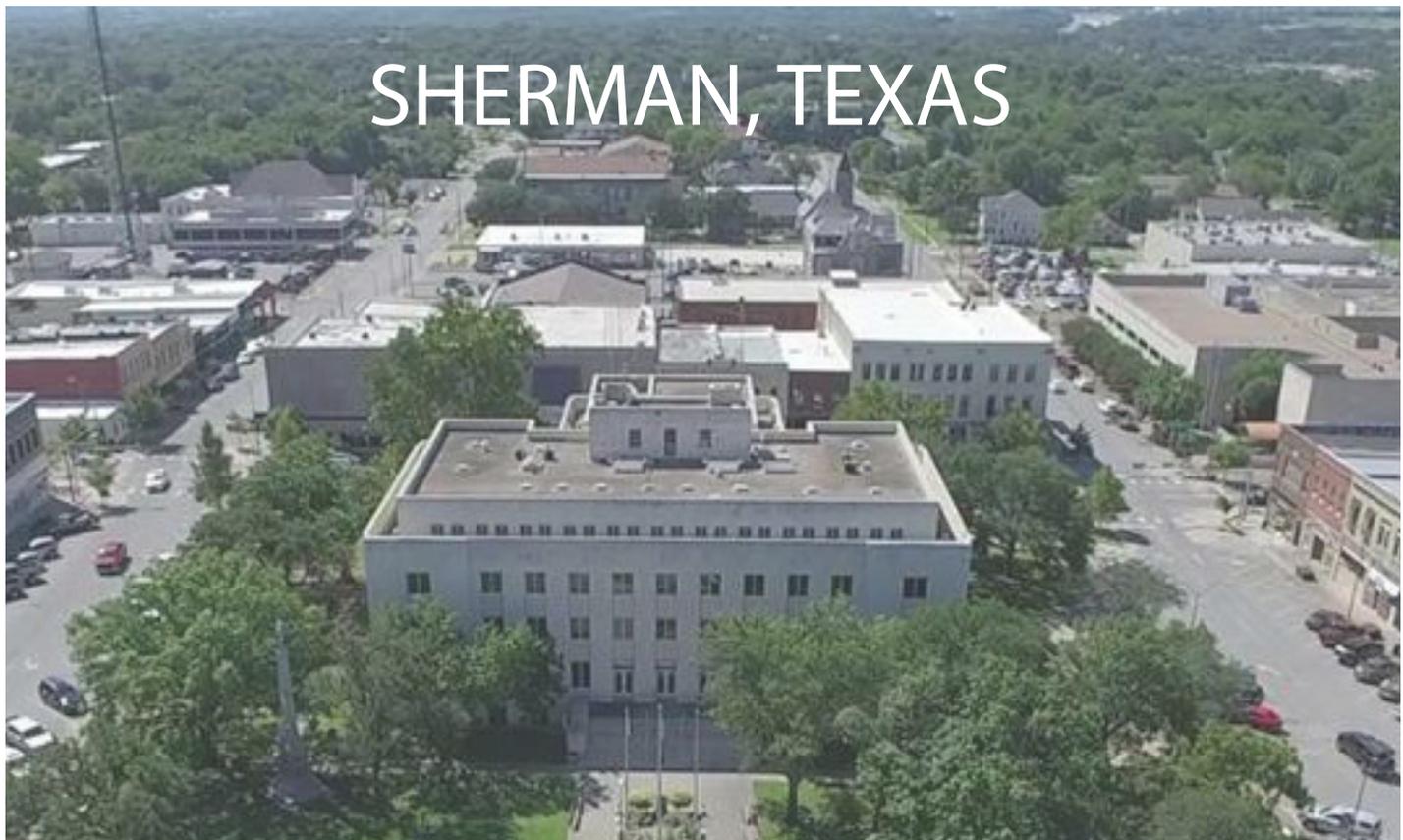
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Randy Jay,
Principal Broker

972-413-0375

randy@prestonbendre.com

Location Overview



The subject property is in Sherman, Texas, long known as home to renowned colleges, Austin College and Grayson College, three top-rated hospitals, a vibrant arts community, and the retail hub for far North Texas and Southern Oklahoma. In addition, Sherman is now known as a global leader in chip manufacturing and is experiencing unprecedented growth and national attention due to a set of multibillion-dollar chip-making facilities currently under construction.

Texas Instruments is building a \$30 billion, four-factory semiconductor manufacturing campus - the largest electronics production facility in Texas and among the largest in the country. GlobiTech is currently constructing the first phase of its \$5 billion silicon wafer manufacturing plant. This tech boom has led to an explosion in the housing and retail markets in Sherman. Sherman's population is expected to double in the next five years and residents from surrounding counties travel to Sherman for business, education, healthcare, entertainment, and retail.

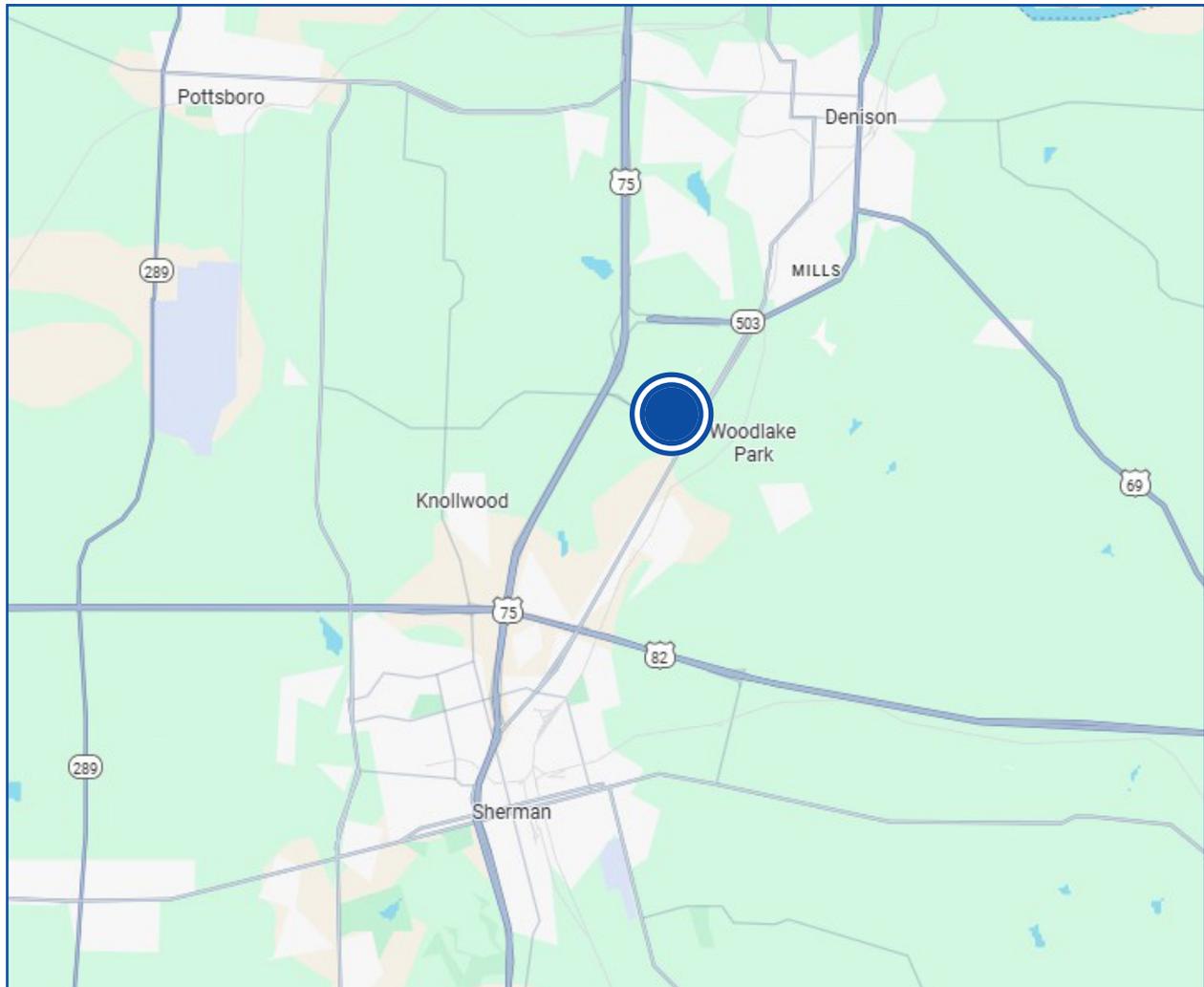


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Site Aerial



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