

Industrial Sites – For Sale

Sherman, Texas

3 Acre / 5 Acre / 10 Acre / 15 Acre Sites
20 Acre / 40 Acre / 50 Acre to 100 Acre Sites Available
Will Consider Build-to-Suits

Midway Industrial Park – All Utilities to the Property
3000 E. Fallon Drive

Zoned For Outside Storage/Metal Buildings
M-1 Zoning

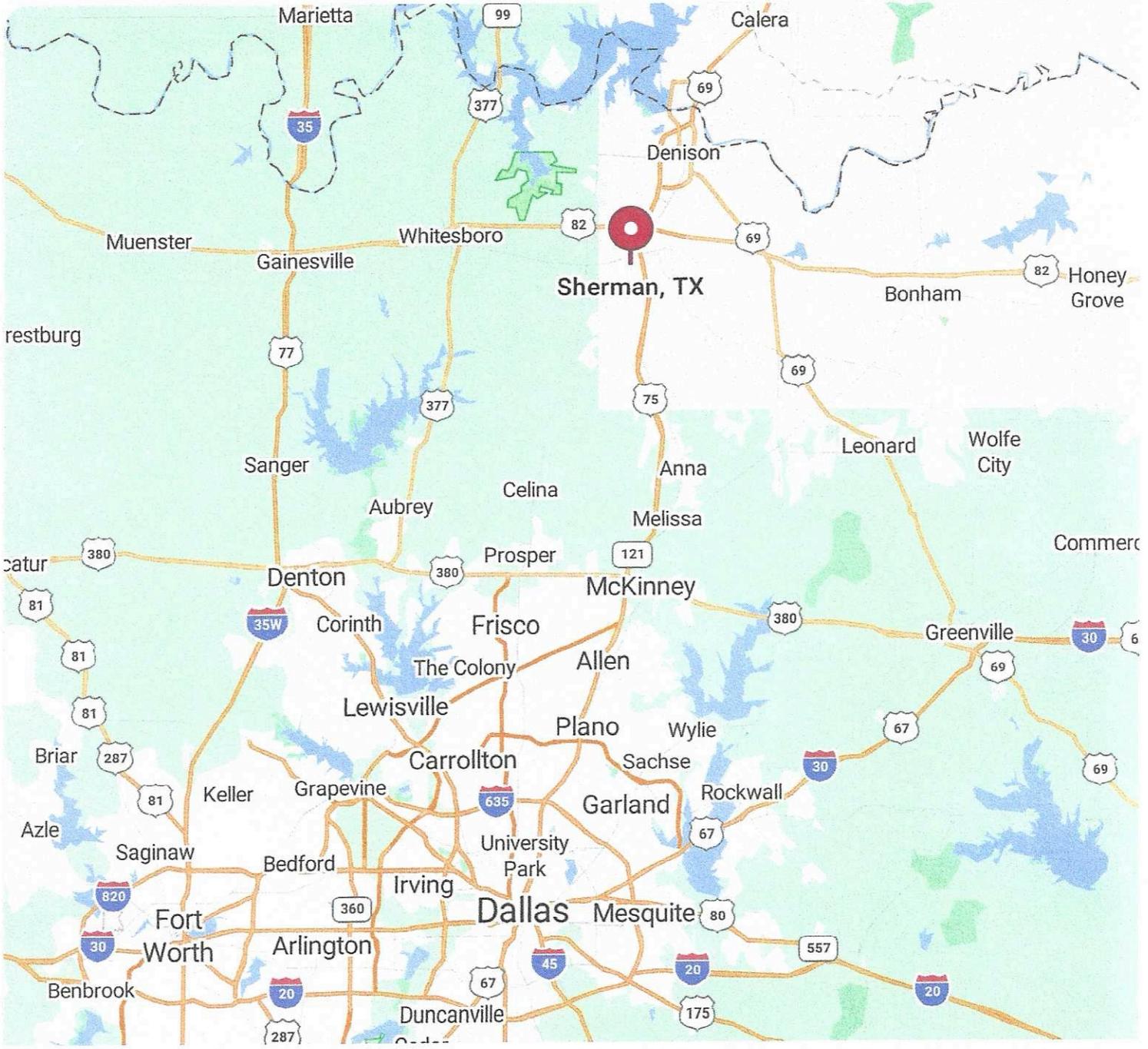
Fallon Drive on/off ramps on Hwy 75 to be completed 2027

Great Access to Interstate Hwy 82 & Interstate Hwy 75
45 Miles from Dallas/Fort Worth

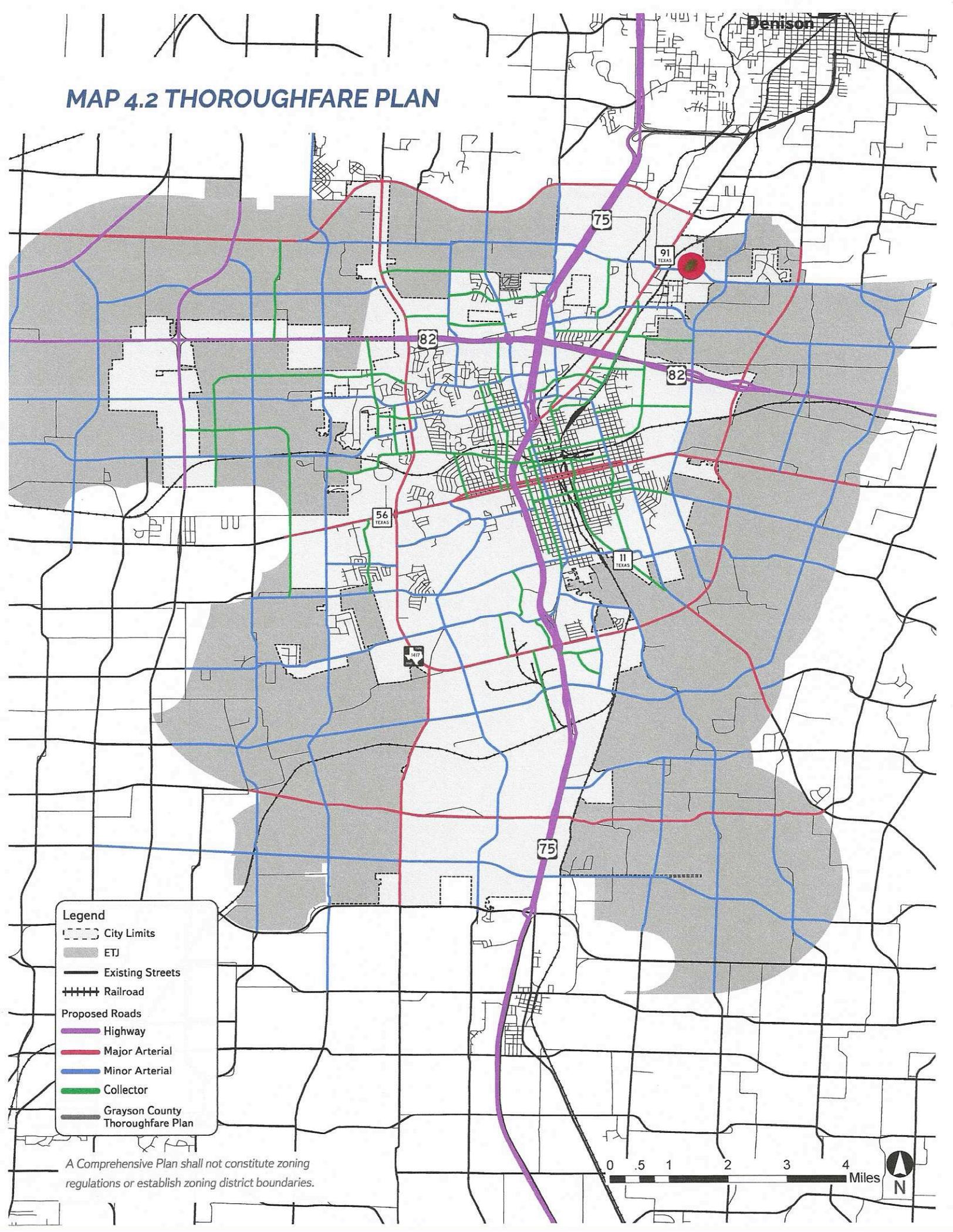
Excellent location for manufacturing companies, service companies, construction companies, distribution companies, anyone needing outside storage or a great location to service Dallas/Fort Worth, Frisco/McKinney/Prosper/Celina, Sherman/Denison and southern Oklahoma. Sherman is one of the #1 growth areas in the US, with Texas Instruments opening a \$30Billion semiconductor fabrication facility and GlobalWafers Co. opening a \$5Billion silicon wafer production facility. Call for pricing.

For Additional Information, contact:

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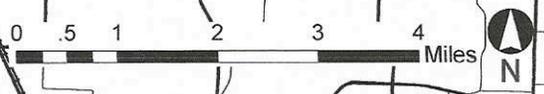
MAP 4.2 THOROUGHFARE PLAN



Legend

- City Limits
- ETJ
- Existing Streets
- Railroad
- Proposed Roads
 - Highway
 - Major Arterial
 - Minor Arterial
 - Collector
- Grayson County Thoroughfare Plan

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries.



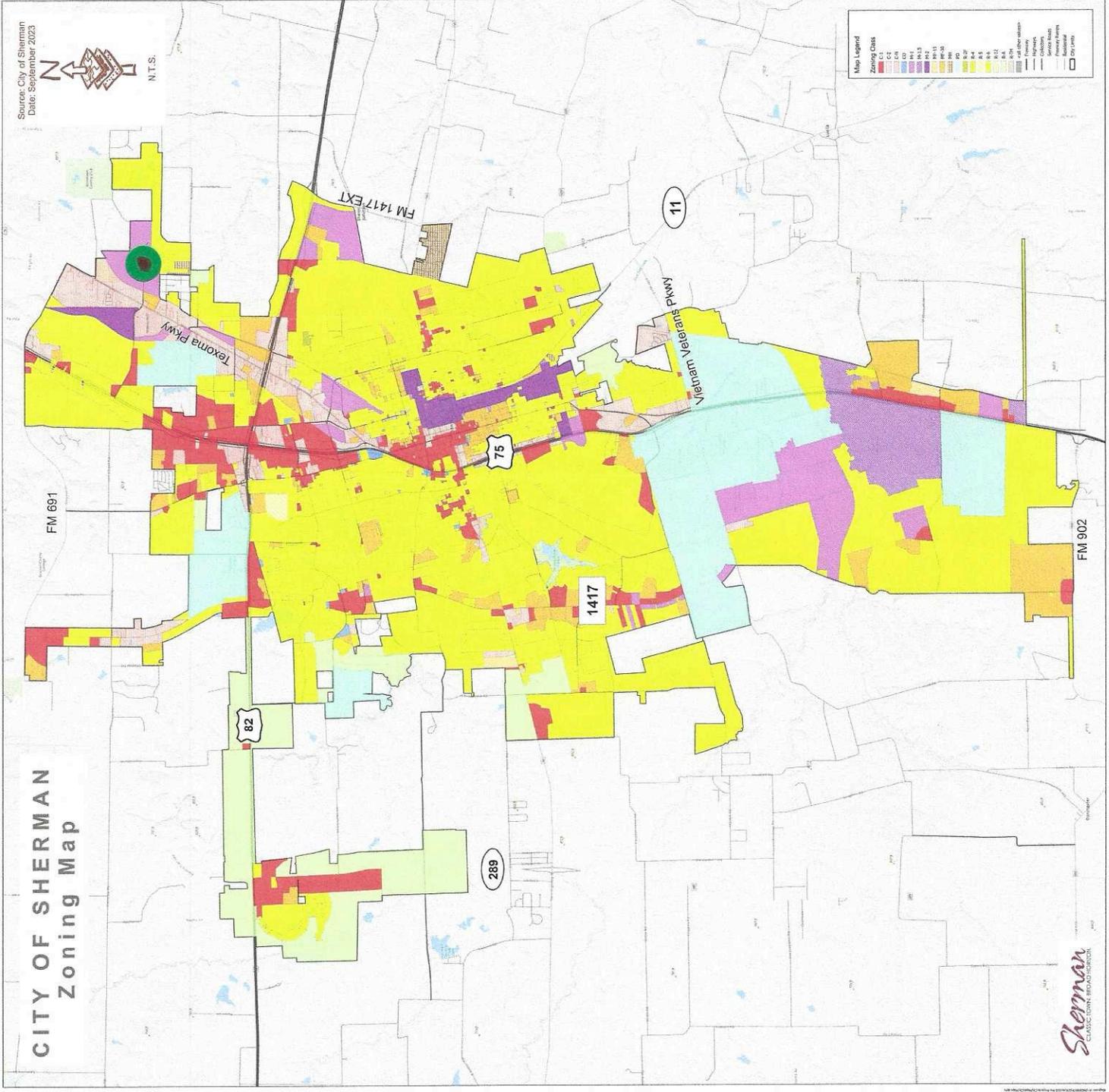




Source: City of Sherman
Date: September 2023



CITY OF SHERMAN Zoning Map



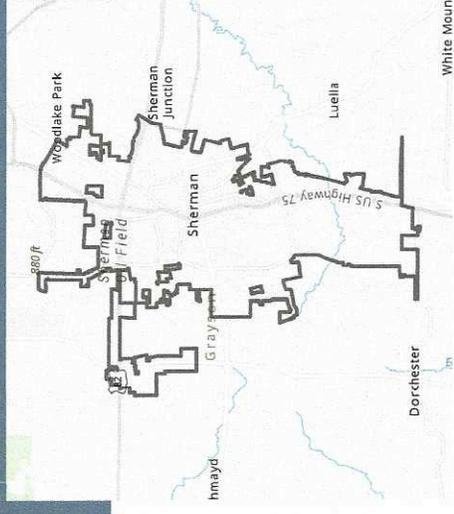
Map Legend

Zoning Class	Color
CD	Red
CO	Orange
CS	Yellow
CU	Light Green
MS	Purple
MS-2	Dark Purple
MS-3	Blue
MS-4	Light Blue
MS-5	Cyan
MS-6	Green
MS-7	Yellow-Green
MS-8	Yellow
MS-9	Orange
MS-10	Red
MS-11	Dark Red
MS-12	Purple
MS-13	Blue
MS-14	Light Blue
MS-15	Cyan
MS-16	Green
MS-17	Yellow-Green
MS-18	Yellow
MS-19	Orange
MS-20	Red
MS-21	Dark Red
MS-22	Purple
MS-23	Blue
MS-24	Light Blue
MS-25	Cyan
MS-26	Green
MS-27	Yellow-Green
MS-28	Yellow
MS-29	Orange
MS-30	Red
MS-31	Dark Red
MS-32	Purple
MS-33	Blue
MS-34	Light Blue
MS-35	Cyan
MS-36	Green
MS-37	Yellow-Green
MS-38	Yellow
MS-39	Orange
MS-40	Red
MS-41	Dark Red
MS-42	Purple
MS-43	Blue
MS-44	Light Blue
MS-45	Cyan
MS-46	Green
MS-47	Yellow-Green
MS-48	Yellow
MS-49	Orange
MS-50	Red



AT RISK POPULATION PROFILE

Sherman



	Age 5-17	18-64	Age 65+	Total
Language Spoken (ACS)				
English Only	5,380	20,652	6,515	32,547
Spanish	1,749	4,654	200	6,603
Spanish & English Well	1,552	3,380	199	5,131
Spanish & English Not Well	108	1,161	1	1,270
Spanish & No English	89	113	0	202
Indo-European	60	515	83	658
Indo-European & English Well	60	515	83	658
Indo-European & English Not Well	0	0	0	0
Indo-European & No English	0	0	0	0
Asian-Pacific Island	109	474	1	584
Asian-Pacific Is & English Well	80	288	1	369
Asian-Pacific Is & English Not Well	29	54	0	83
Asian-Pacific Is & No English	0	132	0	132
Other Language	0	121	0	121
Other Language & English Well	0	121	0	121
Other Language & English Not Well	0	0	0	0
Other Language & No English	0	0	0	0

45,871	Population
17,624	Households
2.52	Avg Size Household
36.8	Median Age
\$55,679	Median Home Value
\$238,091	Median Home Value
67	Wealth Index
87	Housing Affordability
76	Diversity Index

AT RISK POPULATION

4,708 Households With Disability 

8,065 Population 65+ 

806 Households Without Vehicle 

POVERTY AND LANGUAGE

14% Households Below the Poverty Level 

2,291 Households Below the Poverty Level 

0 Pop 65+ Speak Spanish & No English 

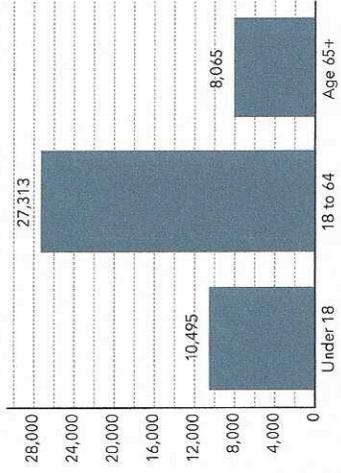
POPULATION AND BUSINESSES

54,378 Daytime Population 

2,198 Total Businesses 

26,452 Total Employees 

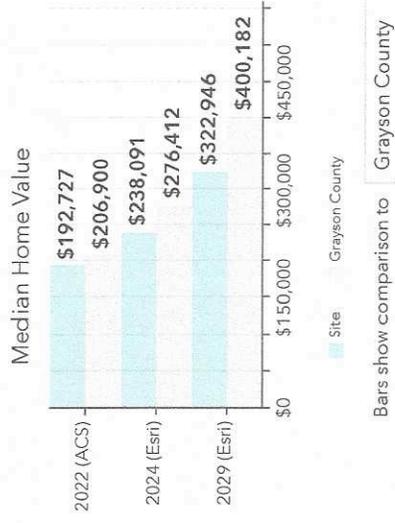
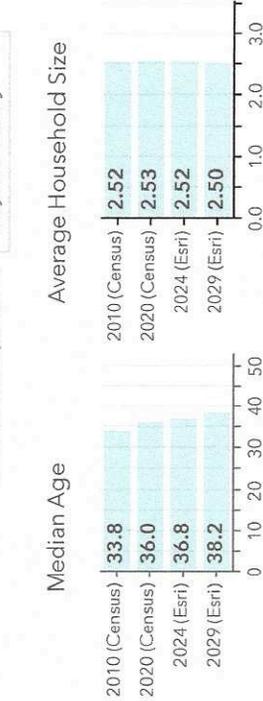
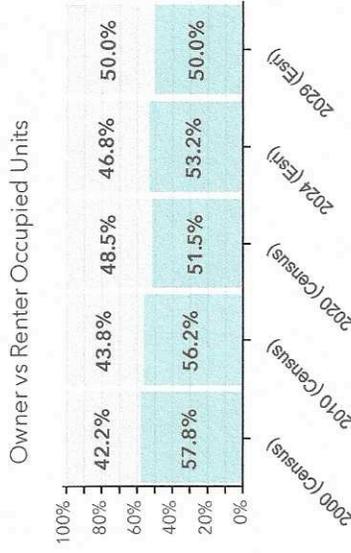
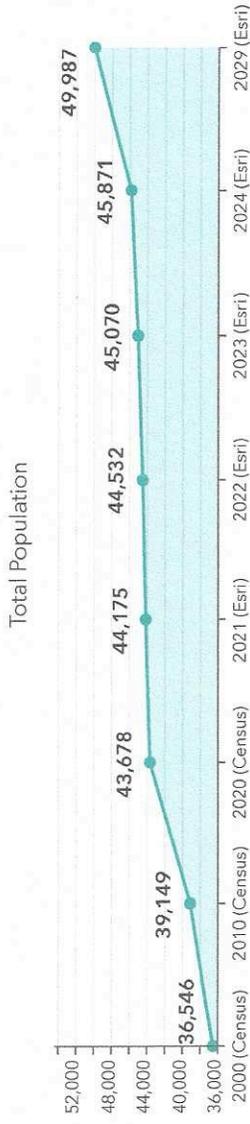
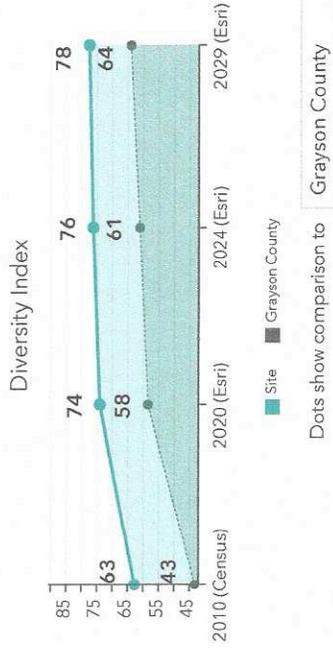
POPULATION BY AGE



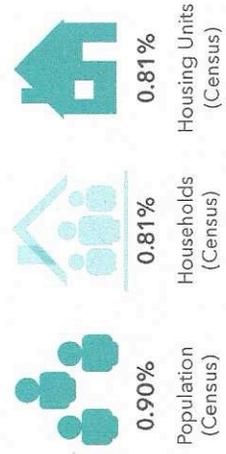
Sources: This infographic contains data provided by Esri (2024, 2024), ACS (2018-2022), Esri-Data Axle (2024).

Community Change Snapshot

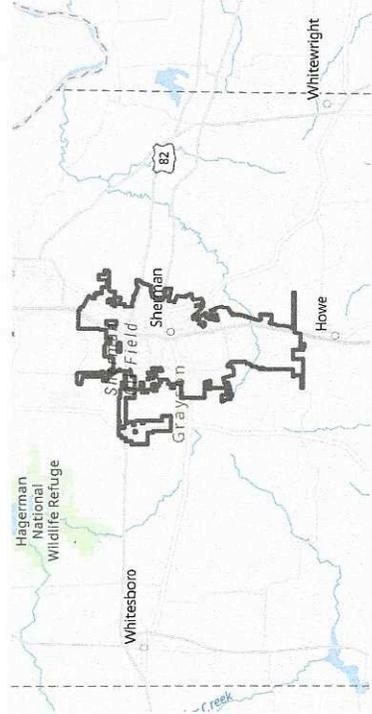
Sherman
Sherman



2000-2020 Compound Annual Growth Rate



Total Housing Units: Past, Present, Future



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020), Esri (2024, 2029), ACS (2018-2022), © 2025 Esri