

FOR SALE

US Hwy 82, Sherman, TX 75090

Approx 52 acres located just outside the city limits of Sherman, Texas on US Hwy 82 approx. 3.5 miles east of Hwy 75.

Sherman is home to a new Texas Instruments 4.7 million sf/\$30 billion semiconductor wafer fabrication plans to open in 2025 and support 3,000+ jobs. Globitech is also adding a new 3.2 million/\$5 Billion silicon wafer plant that will bring over 1500 jobs to the area by 2025

TRAFFIC COUNTS

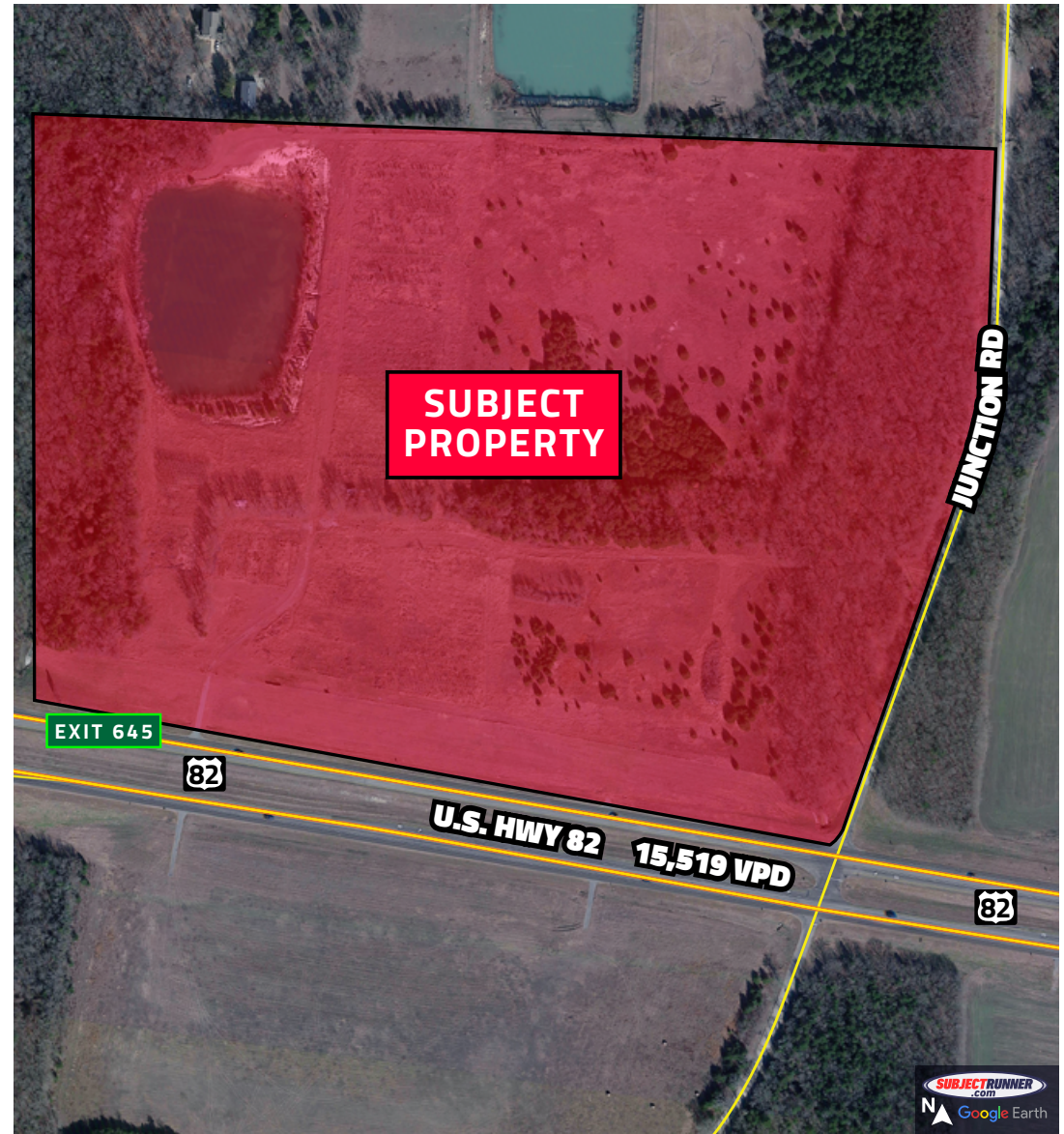
- HWY 82 - 15,519 VPD
- US 75 - 64,855 VPD

Year: 2022 source: ESRI

DEMOGRAPHICS

	0 - 1 Mile	1 - 3 Mile	3 - 5 Mile
Population	257	9,809	27,033
Households	95	3,391	10,191
Avg Household Income	\$79,049	\$68,425	\$71,741

Year: 2022 source: ESRI



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This information is deemed reliable, however, we make no guarantee, warranty or representation as the completeness or accuracy thereof.



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