



PROPERTY DETAILS

- **\$745,000**
- Building Size: 7,200 SF
- Clear Height: 12'
- (3) 11' x 10' Grade Doors
- Single-phase, 300 amp
- Lot Size: 2.76 Acres
- Year built: 2022
- Outside City Limits
- City Water
- No Flood Plain

BROKER INFORMATION

Tyler Edwards

tyler@fraziercommercial.com
903.818.5335

Cole Frazier

cole@fraziercommercial.com
940.566.0404



7,200 SF on 2.76 Acres For Sale

2886 Plainview Rd. Sherman, TX 75092

[Aerial View](#)

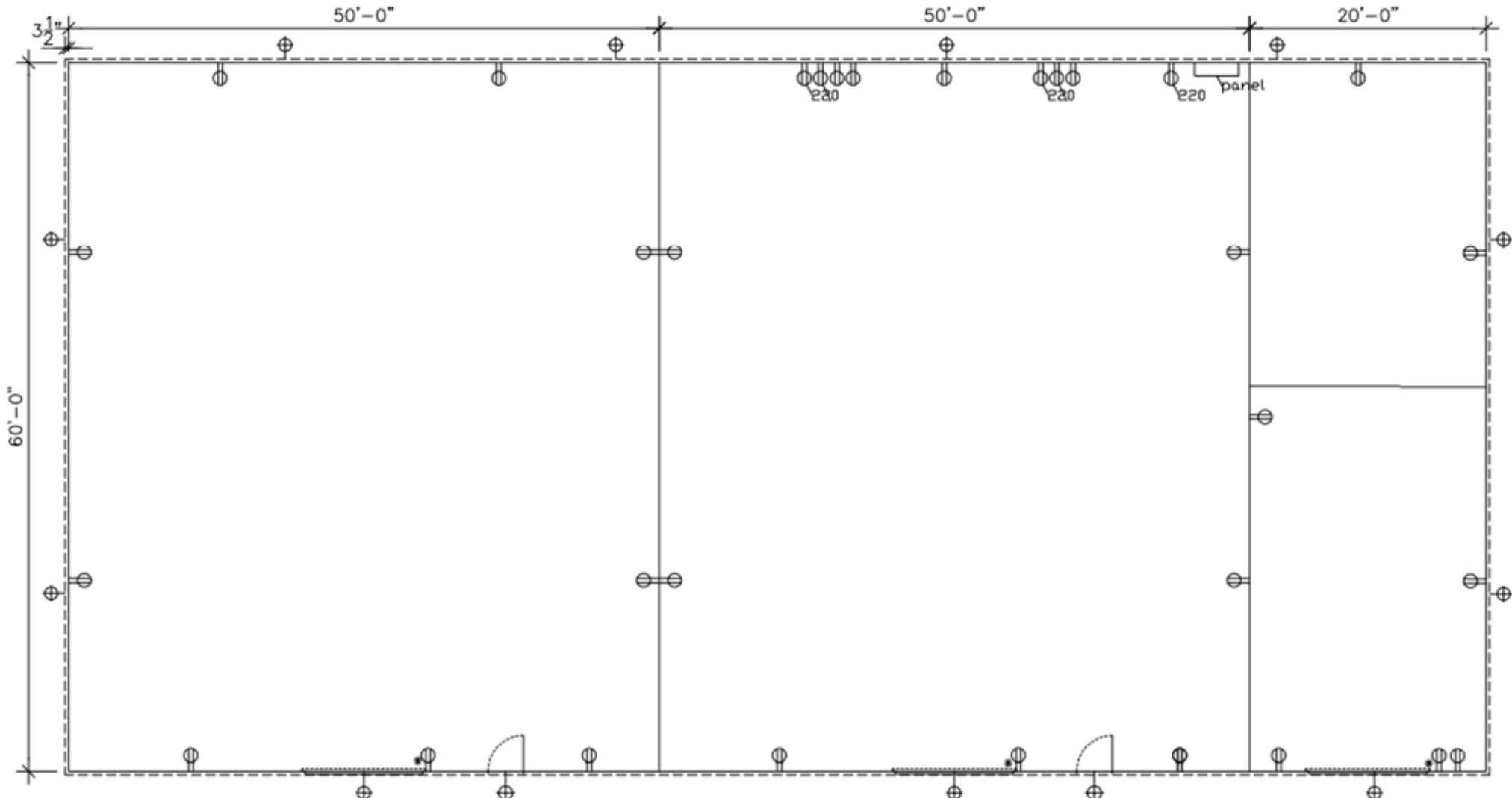




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Floor Plan



Cole Frazier | cole@fraziercommercial.com | 940.566.0404

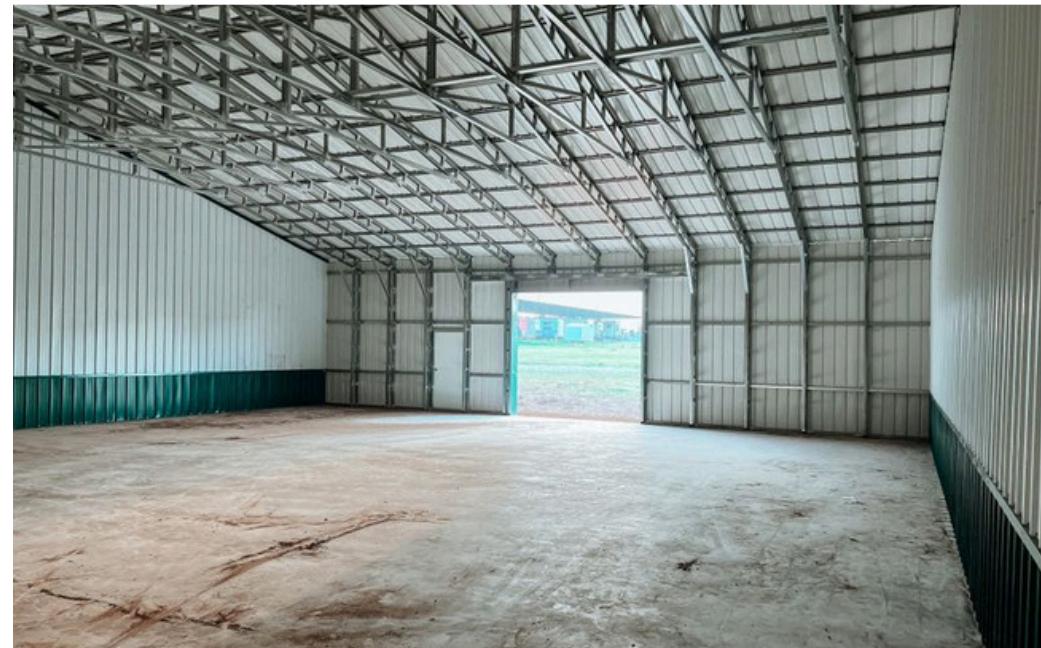
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Interior Photos



Outside Storage

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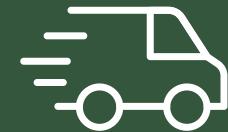
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[Map](#)



DRIVE TIMES

2

MINUTES
TO/FROM
Hwy 82

4

MINUTES TO/FROM
North Texas
Regional Airport

14

MINUTES
TO/FROM Texas
Instruments and
Global Wafers

13

MINUTES TO/FROM
Down Town
Sherman

30

MINUTES
TO/FROM
McKinney, TX

60

MINUTES TO/FROM
Dallas Fort Worth
International Airport



WORKERS 16+
20,971



TOTAL BUSINESSES
2,203



TOTAL EMPLOYED
27,445



SOME
HIGH SCHOOL
1,700



GRADUATED
HIGH SCHOOL
7,680



ASSOCIATES
DEGREE
3,744



BACHELOR'S
DEGREE
4,760



GRADUATE
DEGREE
2,783



