

Mixed-Use Retail/Commercial Development

# Sherman Crossroads

**GROUND LEASE OR SALE | 1.21 ACRES**



3200 S. US HIGHWAY 75 | SHERMAN, TX 75090

Demographics	3 Miles	5 Miles
Population	21,465	43,629
Average HH Income	\$72,087	\$79,663
Total Households	8,088	16,448
Daytime Employment	23,749	45,304



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62,000+ VIEWS PER DAY



## Property Perks

- 1.21-acre (52,753 SF) mixed-use retail/commercial development for sale
- Located in a high-growth area on US Highway 75 and FM 1417
- Great Visibility
- Recently opened medical offices and services
- Existing fast-food restaurants and planned acute-care hospital
- Future grocery store and mixed retail
- Planned outdoor dining options overlooking the scenic Aston Pond





Travis Heights  
404 Lots

Bel Air Village  
4.5 AC of Commercial  
1,000 Single-Family  
3,000 Multi Family

\$5 Billion  
Globitech  
Expansion

**THE GROVE**  
198 SINGLE-FAMILY  
192 MULTI-FAMILY

**PEBBLEBROOK 4**  
139 SINGLE-FAMILY

**PEBBLECREEK APARTMENTS**  
200 MULTI-FAMILY

**BEARCAT CROSSING**  
15 ACRES OF COMMERCIAL

**SHERMAN HEIGHTS**  
200 SINGLE-FAMILY



**THREE OAKS**  
234 SINGLE-FAMILY

**TRAVIS HEIGHTS**  
400 SINGLE-FAMILY

**LUELLA CROSSING**  
440 SINGLE-FAMILY

**BEL AIR VILLAGE**  
4.5 ACRES OF COMMERCIAL  
1,000 SINGLE-FAMILY  
3,000 MULTI-FAMILY

**TEXAS INSTRUMENTS**



**MEDICAL DRIVE**





51,000 VIEWS PER DAY



11,000 VIEWS PER DAY



**ZONING: C-2 Subject to Blalock Overlay District Requirements**



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# Contact Us

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