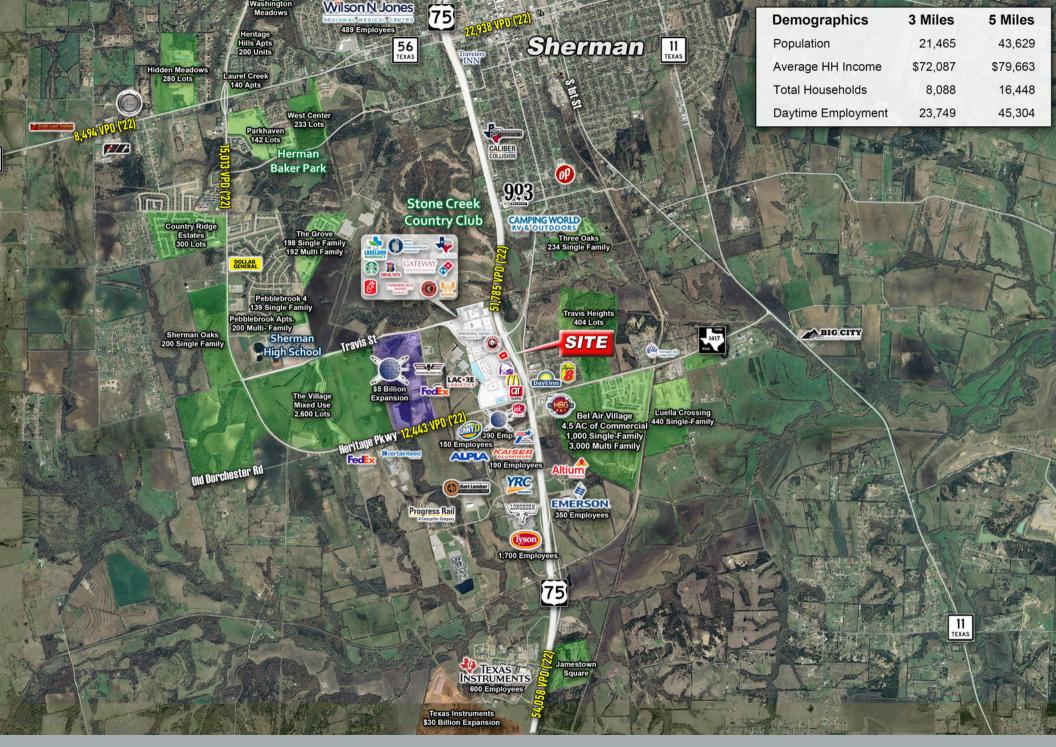


3200 S. US HIGHWAY 75 | SHERMAN, TX 75090





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62,000+ VIEWS PER DAY Site TRAVIS STREET 11,000 VPD HERITAGE PKWY

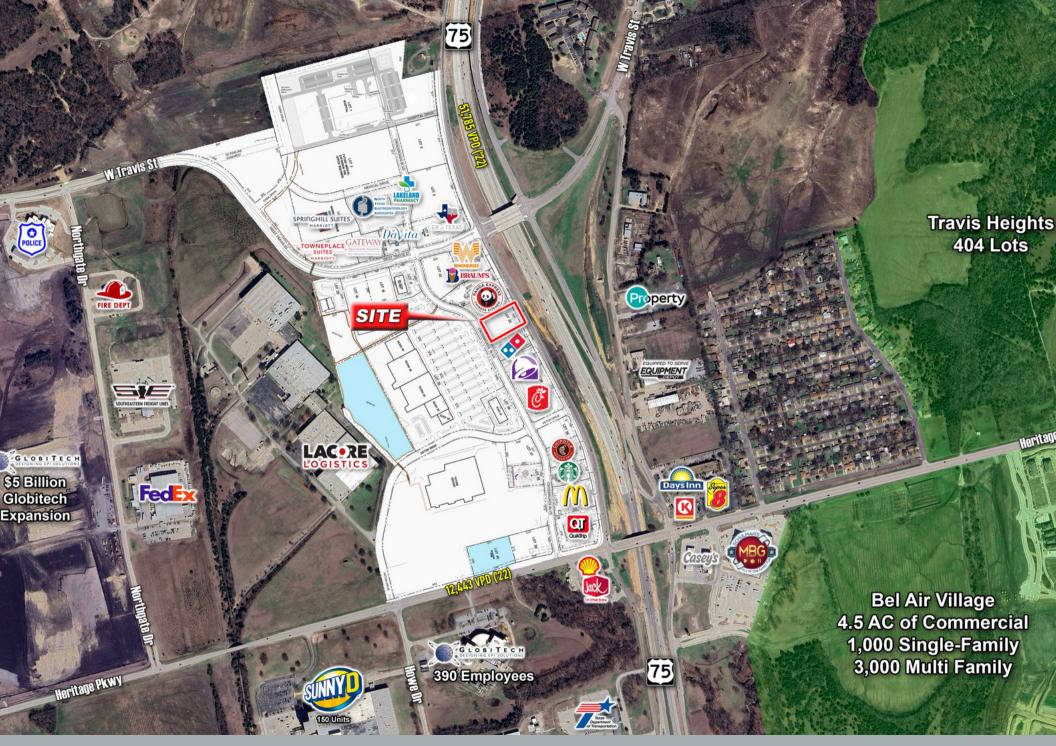
Property Perks

- 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





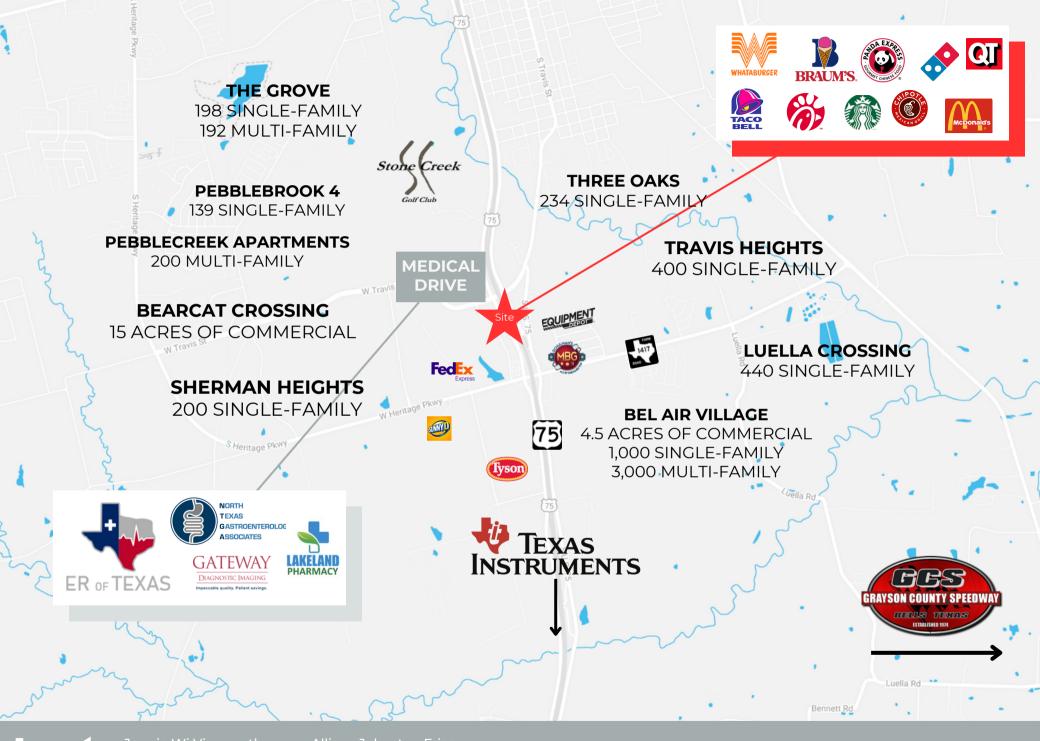
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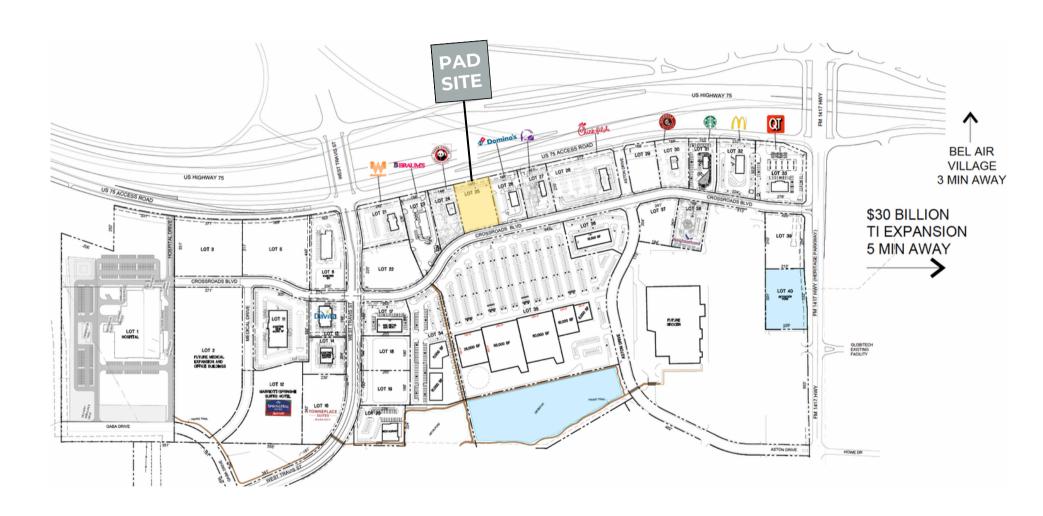
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ZONING: C-2 Subject to Blalock Overlay District Requirements







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