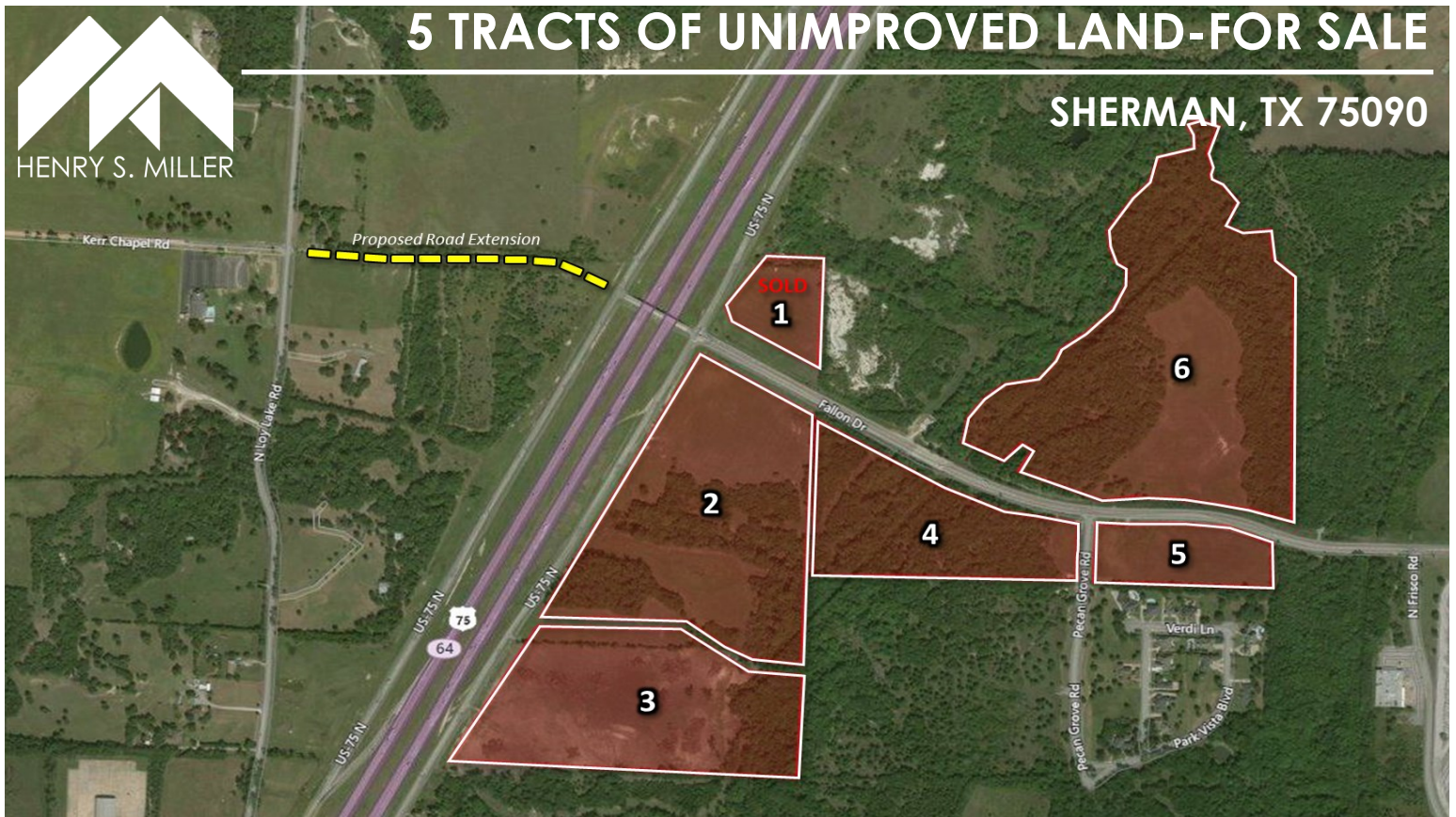




5 TRACTS OF UNIMPROVED LAND-FOR SALE

SHERMAN, TX 75090

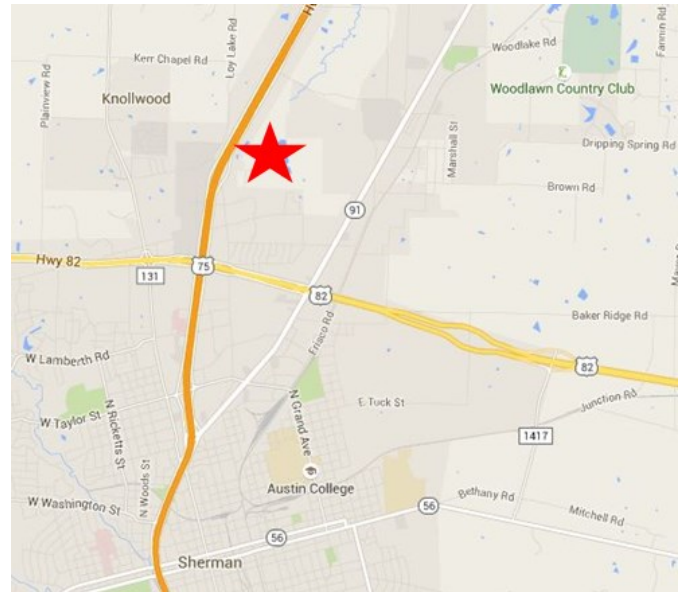


LOCATION: NE, SE & SW Corner US Hwy 75 & Fallon Drive
Sherman, Texas 75090

TRACT SIZE:
Tract 1 = ± 5.16 Acres - **Sold**
Tract 2 = ±16.63 Acres
Tract 3 = ±16.46 Acres
Tract 4 = ±16.65 Acres
Tract 5 = ± 6.74 Acres
Tract 6 = ±43.27 Acres

ZONING: AG & Highway Overlay

SALE PRICE:
Tract 1 = **Sold**
Tract 2 = \$2.75 PSF \$1,992,107
Tract 3 = \$1.75 PSF \$1,254,745
Tract 4 = \$20,000 P/A \$333,000
Tract 5 = \$1.25 PSF \$366,993
Tract 6 = \$15,000 P/A \$649,050



HIGHLIGHTS

- Located on HWY 75 N, 1/2 mile north of Hwy 82.
- New Finisar (Apple) manufacturing plant will create over 500 jobs in Sherman.
- Close proximity to multiple shopping centers. Including stores like Target, Old Navy, Lowes, Walmart, ETC.

CONTACT

Broker for more information

MIKE BRISTOL, VP

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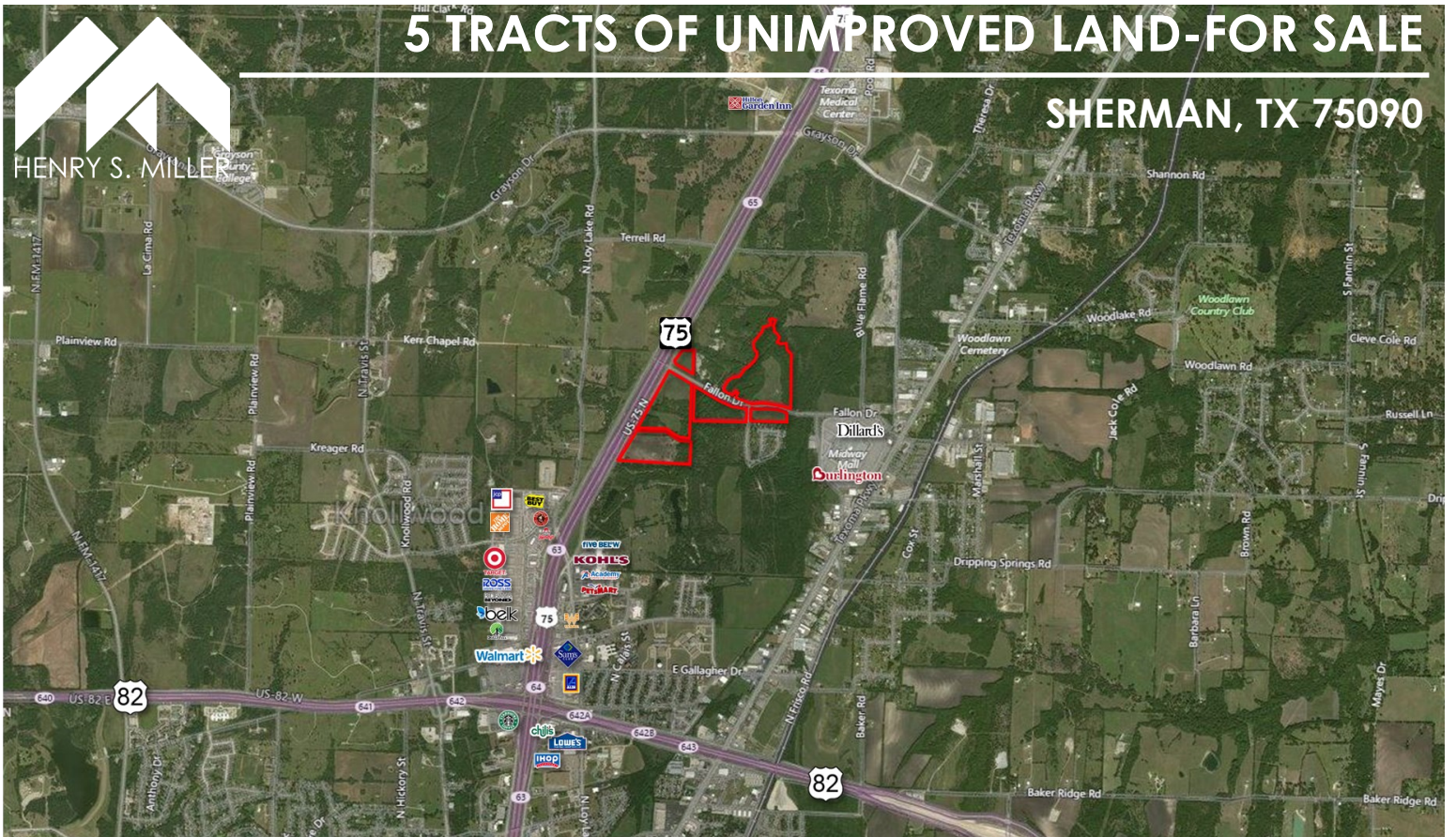
Investments/Land Division

5 TRACTS OF UNIMPROVED LAND-FOR SALE

SHERMAN, TX 75090



HENRY S. MILLER



DEMOGRAPHICS | 2017

1 Mile

3 Miles

5 Miles

Estimated Population

681

14,119

52,525

Estimated Households

300

5,703

20,414

Average HH Income

\$64,285

\$63,804

\$67,845

Total Businesses

195

1,310

2,790

Total Employees

2,995

15,618

28,480



HENRY S. MILLER