

## PROPERTY OVERVIEW

The site at the northeast corner of US-75 and Blue Flame Road is located directly across from the Texoma Medical Center, a medical complex that houses more than 3,500 employees and more than 400 physicians.



The trade area reports a population of 56,628 residents in 21,861 households with an average household income of \$68,447. By 2026, the population within the radius is on track to increase to approximately 59,500, and the number of households to increase to approximately 23,000.

Within the radius, due to its position in the midst of a strong residential and commercial corridor, the daytime population totals 62,226.



# SHERMAN, TEXAS

SHERMAN

## “The Tech Hub of Texas”

Sherman, Texas, is an established hub for tech and manufacturing. The market has long supported major industries, hosting operations for global leaders such as Texas Instruments, Tyson Foods, Emerson, Eaton, II-VI, GlobiTech, Sunny Delight, Modular Power Solutions, Progress Rail Services, Kaiser Aluminum, Altium Packaging, ALPLA and many others.

Sherman has three telecommunications providers that have recently conducted fiber expansions across the city, supporting reliable connectivity for businesses and residents.

Sherman’s status as a tech hub was furthered earlier this year with not one, but two, major high-tech plants announced for the market. The first announcement involved the groundbreaking for two Texas Instruments factories to begin producing tens of thousands of 300mm wafer semiconductor chips daily in 2025. The T.I. campus is valued at \$30 billion — the single largest capital investment the state of Texas will have ever seen from a company. Two dozen football fields could fit on the land that will eventually support the high-tech manufacturing plants. The development is projected and will ultimately create 3,000 jobs.

The second announcement involves Taiwanese-owned silicon wafer builder GlobalWafers, which plans to spend a combined \$35 billion on a facility that will build semiconductors, the tiny chips that power modern computers and other electronic devices. GlobalWafers’ expansion in Sherman will start with 350,000 wafers a month beginning in 2025.

Sherman serves as the county seat of Grayson County and is considered part of the Texoma region of northern Texas, southern Oklahoma and the Dallas-Fort Worth Metroplex. With major U.S. Highways 75 and 82 crossing at the heart of Sherman, businesses, residents and employees can enjoy easy access to the benefits of the D-FW Metroplex while enjoying a lower cost of living.