

Sherman Crossroads



Mixed-Use Retail/Commercial Development

ACRES:

130

ZONING:

C-2

Subject to Blalock Overlay District Requirements

LOCATION:

Northwest corner of US Highway 75 and FM 1417
Sherman, TX



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Overview

Sherman Crossroads is the preeminent retail/commercial destination in the high-growth southern area of Sherman, Texas.

The northern portion of the 130-acre project is becoming the new medical district of Sherman with existing medical offices, ER, imaging center and kidney dialysis. A \$240 million 80-bed (expandable to 150) acute care hospital is planned.

The southern 85 acres of development includes pad users such as QuikTrip, McDonald's, Taco Bell, Panda Express, and Domino's. Plans include a future grocery store and other retail and commercial uses. A constant level, 3-acre lake will include a hiking trail, lighting and landscaping with outdoor dining.

Aston Pond



HIGHLIGHTS

- Future 80-bed acute-care hospital
- Recently opened medical offices and services
- Existing quick-serve restaurants
- Future grocery store and mixed retail
- Planned outdoor dining options overlooking Aston Pond

LOCATION HIGHLIGHTS

- Strategically located on US Highway 75 and FM 1417
- Walking distance from the future \$5b GlobiTech plant
- Six minutes from the Texas Instruments 30b expansion
- Four minutes from the new \$160m Sherman High School
- Close proximity to multiple planned residential developments
 - Travis Heights: 400 single-family units
 - Three Oaks: 234 single-family units
 - Bell Air Village
 - 1,000 single-family units
 - 3,000 multi-family units
 - Jamestown Square
 - 62 single-family units
 - 384 multi-family units



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Property Photos — Hospital

Planned Sherman Hospital Rendering



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Property Photos — Medical Services

Completed MOB, DaVita, ER and Imaging Center



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Property Photos — Retail

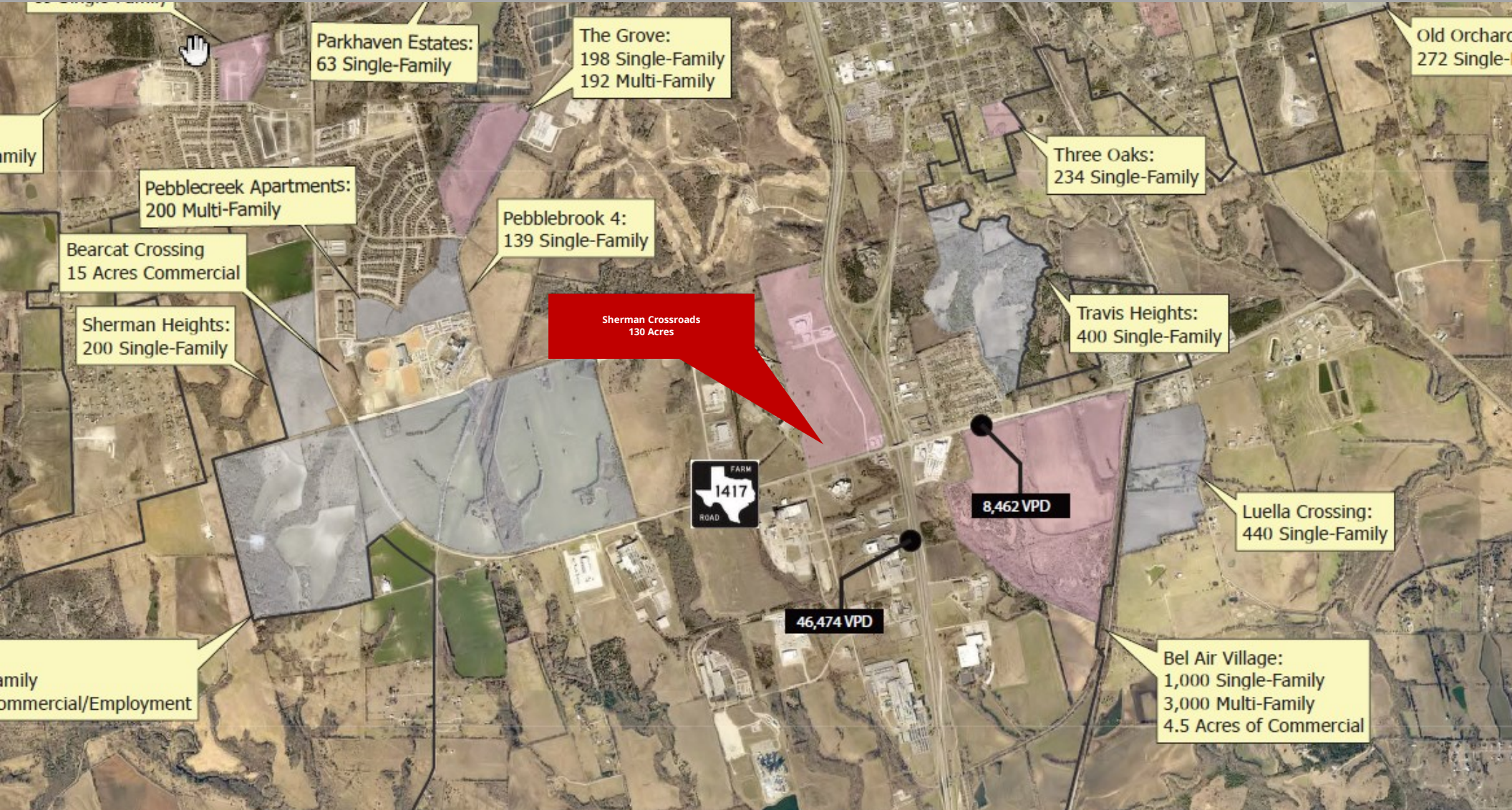


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Planned Residential Development



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Conceptual Development Plan

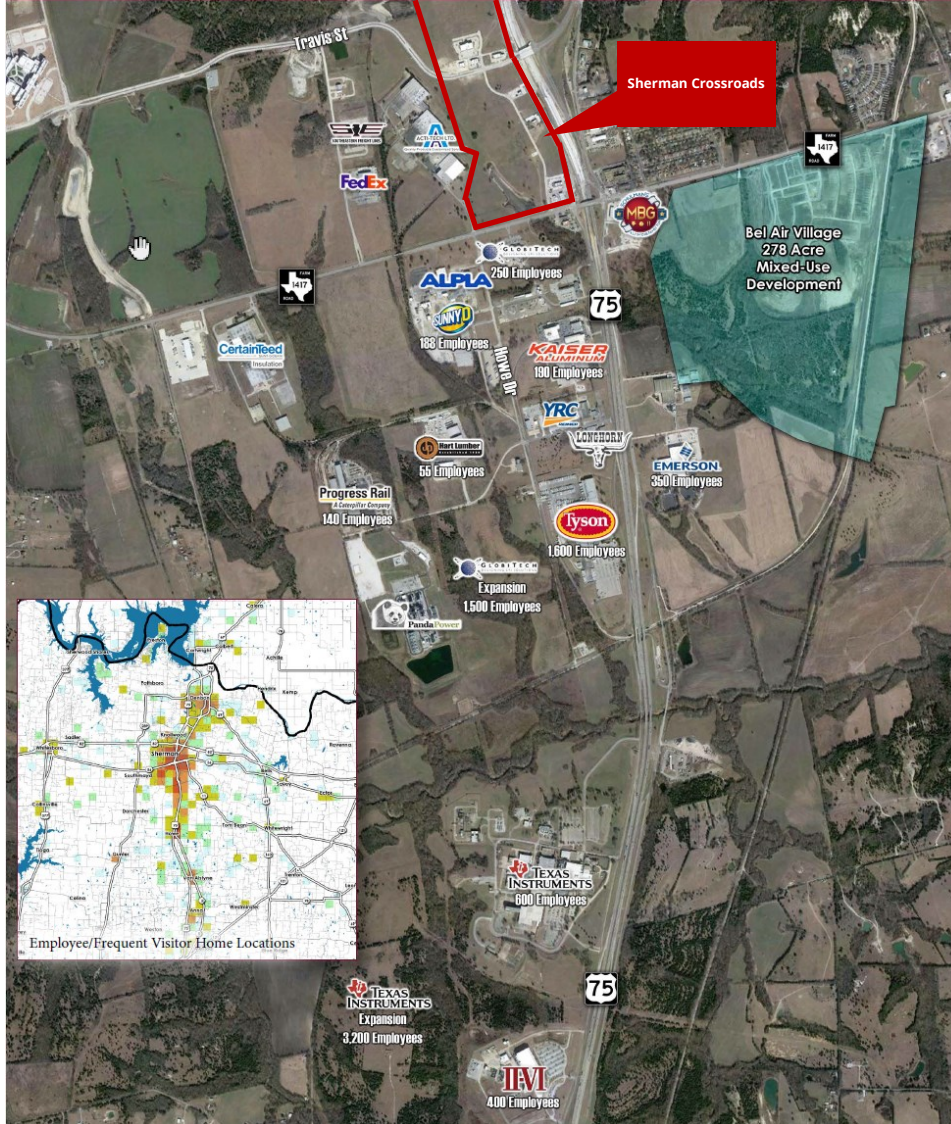


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Major Employers



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