



6.226 Acres
(C2)
General Commercial

Investment or Development

This is a premier opportunity to purchase 6.226 Acres of Commercial Land with frontage on both Loy Lake Rd (10K Cars Daily) and Peyton in the heart of Sherman, Texas. Many retail possibilities and suited for general office. Preferable C-2 General Commercial zoning. Fantastic ingress/egress potential, very close to many national retailers located along Texoma Parkway, HWY 75, and the Sherman Town Center. Centrally located between Wilson N Jones Hospital and the new Texoma Medical Center.

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Total Pop:	5,437	38,974	41,886
Avg Income:	\$48,790	\$55,383	\$55,879

For Sale

Property Details

Size: ± 6.226 Acres or 271,204 SF
 Zoning: C-2 (Allows C-1)
 Permitted Uses: Retail/Office
 Water and Electric on Site

Sale Price: \$1,200,000.00 (\$4.42 PSF)

For More Information, Contact:

Randy Jay, Broker

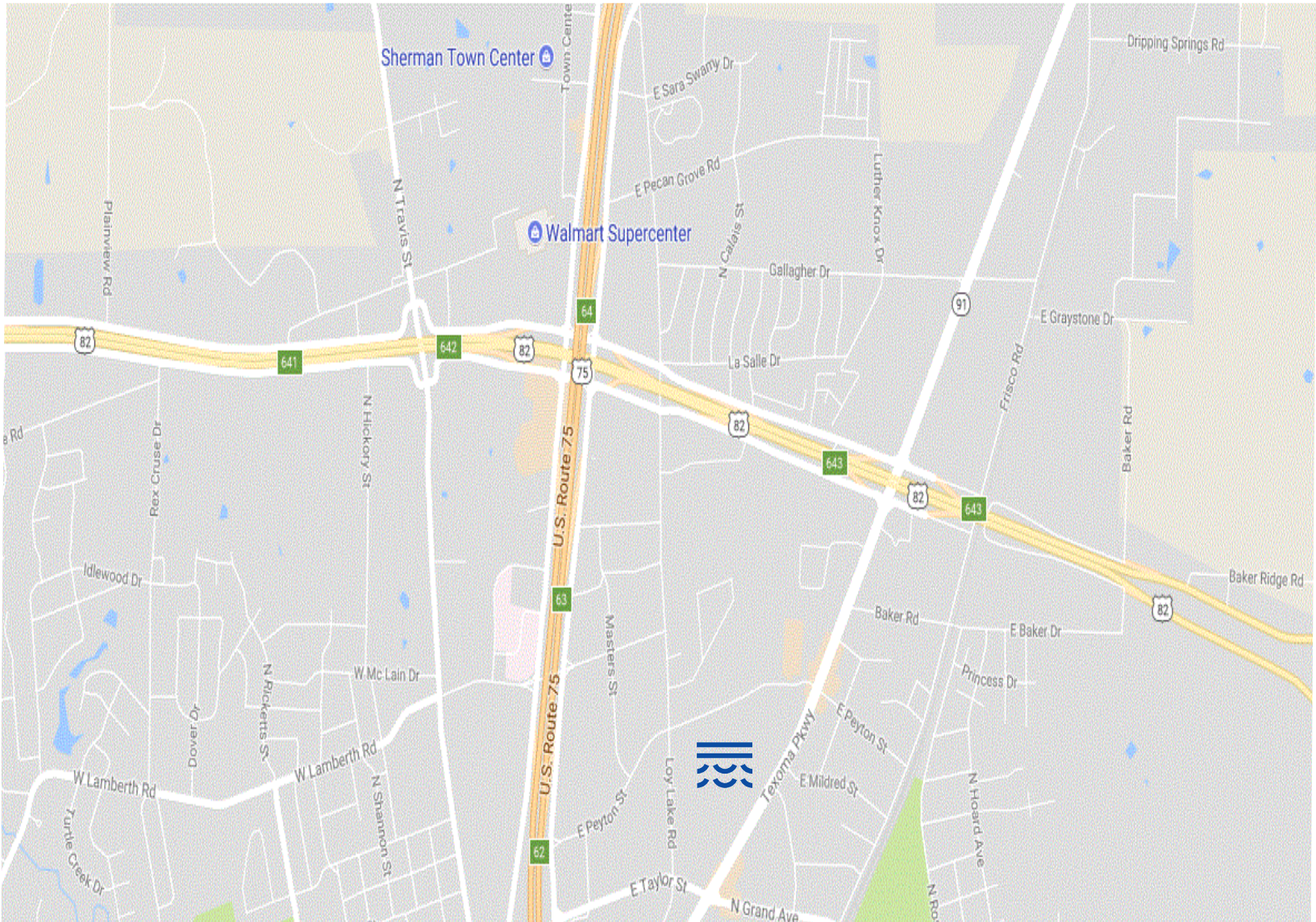
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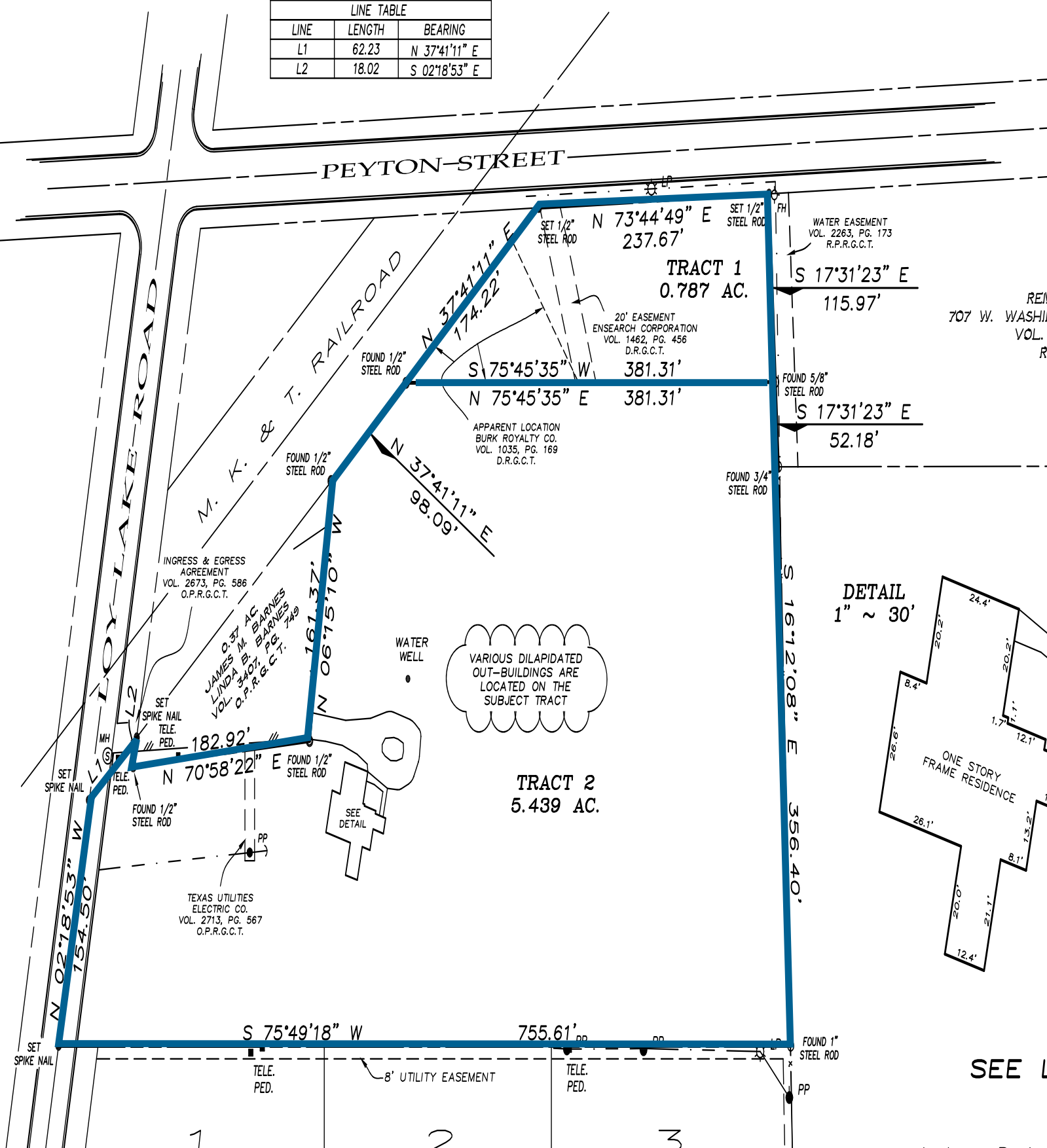
Site Aerial



Site Aerial



LINE TABLE		
LINE	LENGTH	BEARING
L1	62.23	N 37°41'11" E
L2	18.02	S 02°18'53" E



PEYTON STREET

M. K. & T. RAILROAD

LOY LAKE ROAD

TRACT 1
0.787 AC.

TRACT 2
5.439 AC.

DETAIL
1" ~ 30'

ONE STORY
FRAME RESIDENCE

VARIOUS DILAPIDATED
OUT-BUILDINGS ARE
LOCATED ON THE
SUBJECT TRACT

SEE L

I. Jason B. Arm

