



Loy Lake Rd, Sherman, TX



Investment / 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

Acresage For Sale

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: \$849,000.00 (\$3.13 PSF)

For More Information, Contact:

Randy Jay
 Broker

c: (972) 413-0375
 randy@prestonbendre.com

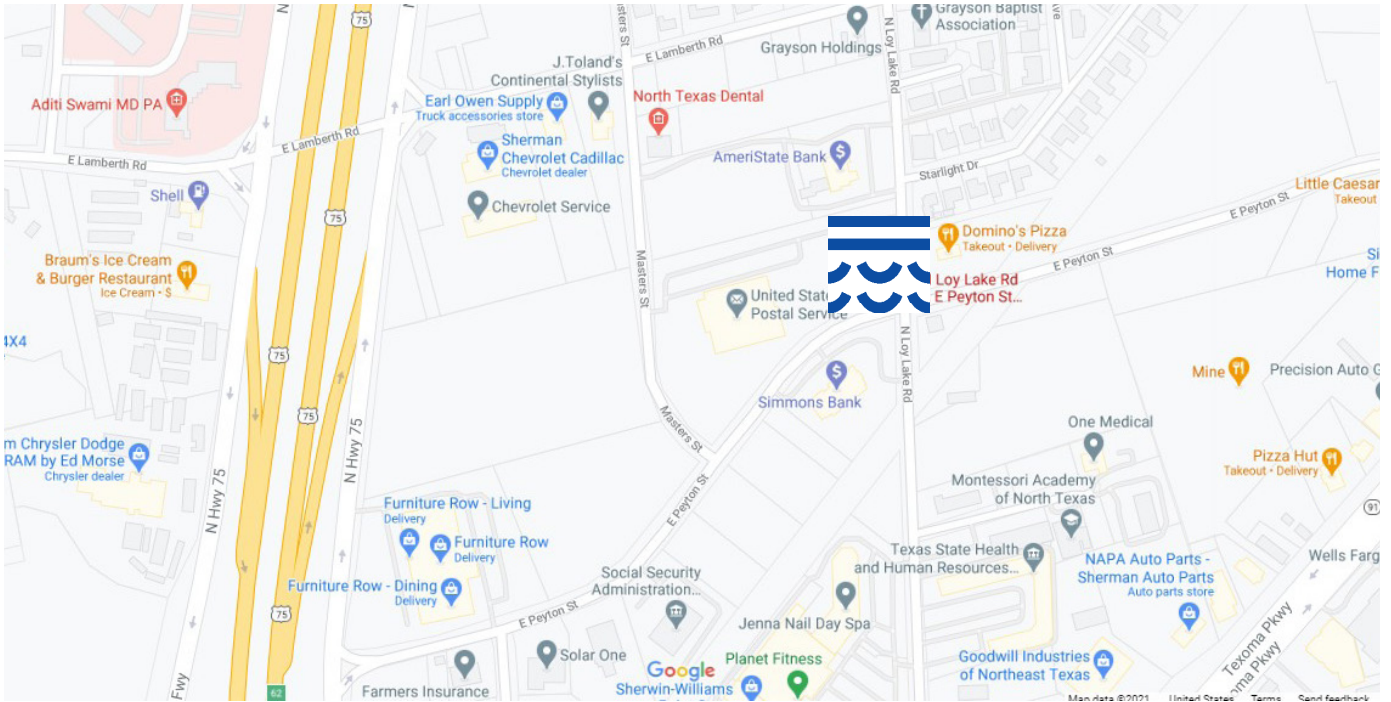
Ashley Lail
 Broker Associate

c: (817) 240-3775
 ashley@prestonbendre.com

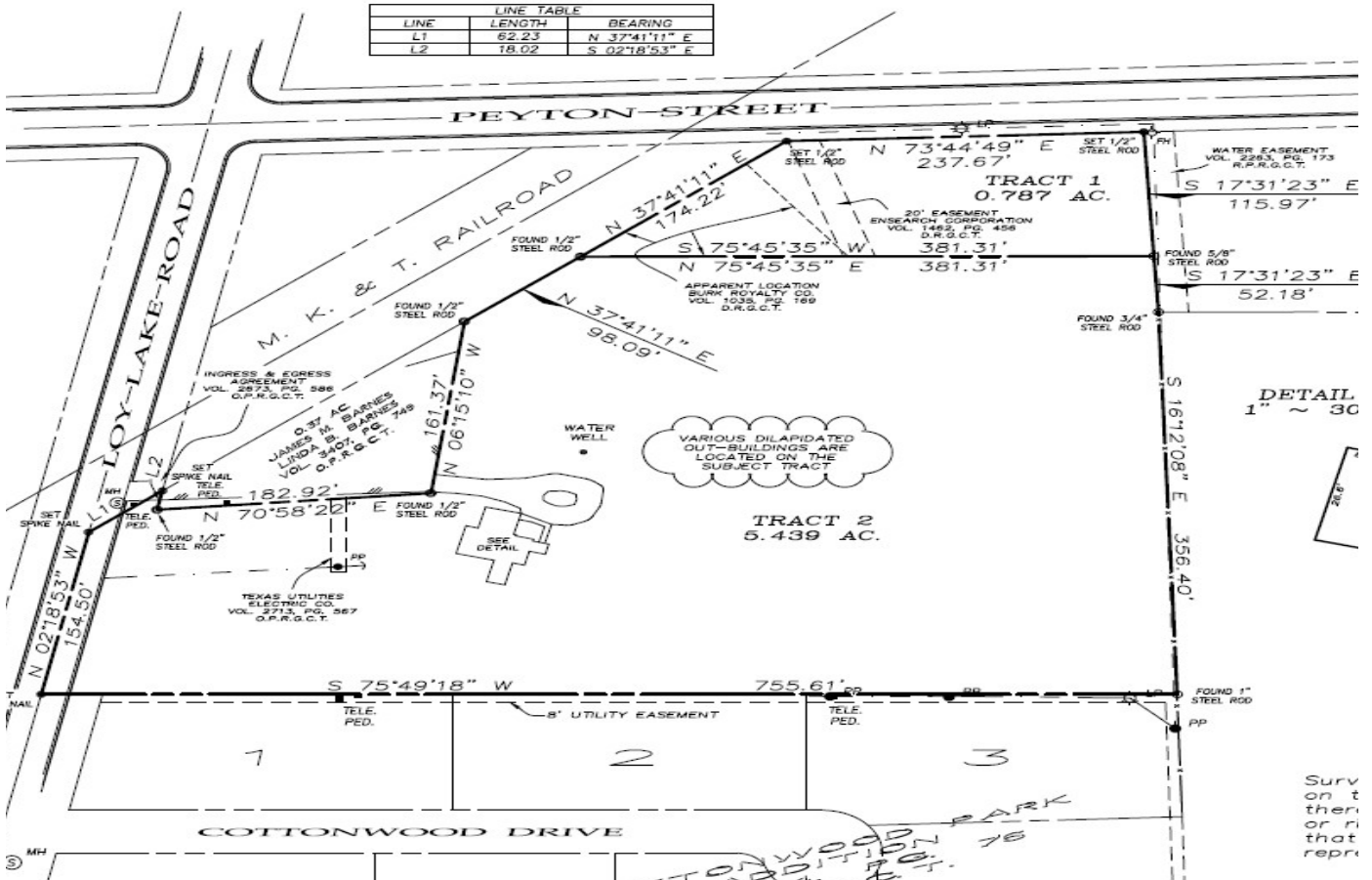
903.200.9933

PRESTONBENDREALESTATE.COM

Site Aerial and Survey



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



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.