



FOR SALE

DG Ranch North
1,570 AC

GLOBITECH NEW \$5B SEMICONDUCTOR PLANT

NEW \$30 BILLION CHIP PLANT

11.12 ACRES ON FM-1417/HERITAGE PKWY

SHERMAN, TEXAS

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DUWEST
CREATING, ENHANCING & PROTECTING VALUE

4403 North Central Expressway #200 Dallas Texas 75205
duwestrealty.com

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±11.12 ACRES FOR SALE | FM-1417/Heritage Pkwy, Sherman, Texas 75092

OVERVIEW

- Located on the west side of Heritage Pkwy / FM-1417 between Park Ave & Brookstone Dr in southwest Sherman
- Easy access to US-75, Hwy 56 and US-82
- Close proximity to Texas Instruments, with a new \$30 billion fabrication plant coming next year that could support 3,000 direct jobs over time
- Other nearby employers include Tyson Foods, GlobiTech, Finisar, Emerson, Royal Case, Kaiser Aluminum, and Sunny Delight
- Call for Info & Price

TRAFFIC COUNTS

S Heritage Pkwy: 15,013 VPD | Hwy 56: 5,813 VPD
 US-75: 51,785 VPD (TXDOT 2022)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2023 Population	5,698	22,469	43,395
2028 Proj. Pop.	5,997	22,721	43,379
Daytime Pop.	3,439	21,297	47,652
Avg HH Income	\$85,990	\$82,676	\$79,316



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GLOBITECH
DESIGNING. EXPLORATIONS.

3.2 MSF plant
\$5 Billion Investment
1,500 new jobs
Opening 2025

TEXAS INSTRUMENTS

4.7 MSF plant
\$30 Billion Investment
3,200 jobs
Average Salary of \$55,000
Opening 2025

FINISAR

1 of 4 Finalists for New Plant
\$3 Billion Investment
Up to 4,000 Jobs
Potential Construction Start in 2025

TEXAS INSTRUMENTS | tyson | SUNNY LI
ALPHA | LONGHORN | Progress Rail
Hart Lumber | KAISER ALUMINUM | YRC
FINISAR

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WHY SHERMAN, TX?

<h1 style="font-size: 48px; margin: 0;">35</h1> <p style="margin: 0;">MEDIAN AGE</p>	<h1 style="font-size: 48px; margin: 0;">45K</h1> <p style="margin: 0;">POPULATION (ETJ)</p>	<h1 style="font-size: 48px; margin: 0;">40</h1> <p style="margin: 0;">MILES TO DFW METROPLEX</p>	<h1 style="font-size: 48px; margin: 0;">2M+</h1> <p style="margin: 0;">LABOR FORCE WITHIN 1 HOUR</p>
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MAJOR EMPLOYERS

