



FOR INFO

PAD SITES AVAILABLE
 NEC OF US-75 & LAMBERTH RD

SHERMAN, TEXAS

DUWEST
 CREATING, ENHANCING & PROTECTING VALUE

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PAD SITES AVAILABLE | US-75 & Lamberth Rd, Sherman, Texas 75090

OVERVIEW

- 1 AC to 1.71 AC Pad Sites (7.27 AC total)
- Located on US-75 between Lamberth Rd and Masters St
- Join Caliber Collision - Coming Soon
- Easy access to US-75 & 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

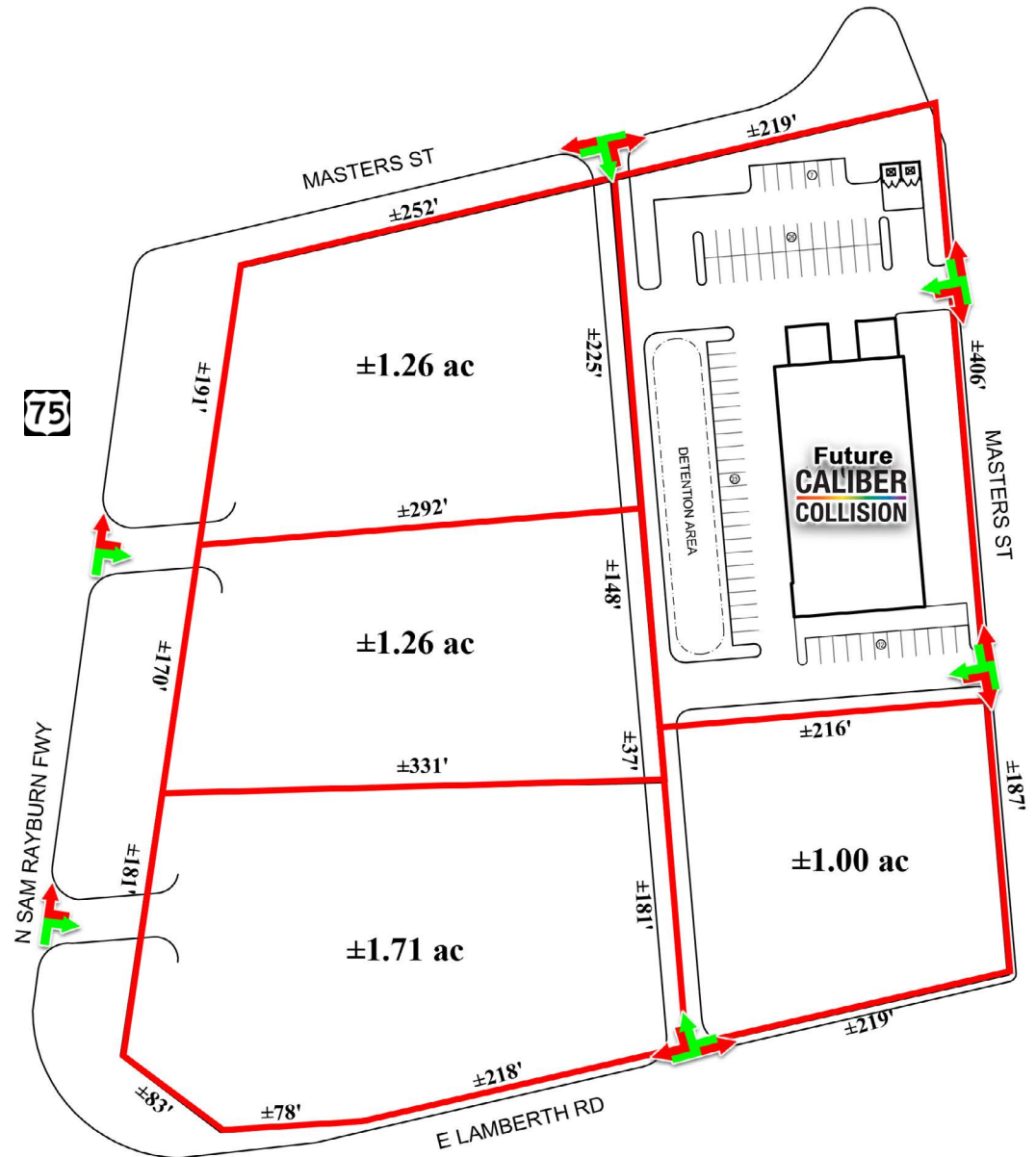
TRAFFIC COUNTS

US-75 / Sam Rayburn Fwy: 68,703 VPD (TXDOT, 2021)

E Lamberth Rd: 6,113 VPD (TXDOT, 2020)

DEMOGRAPHICS

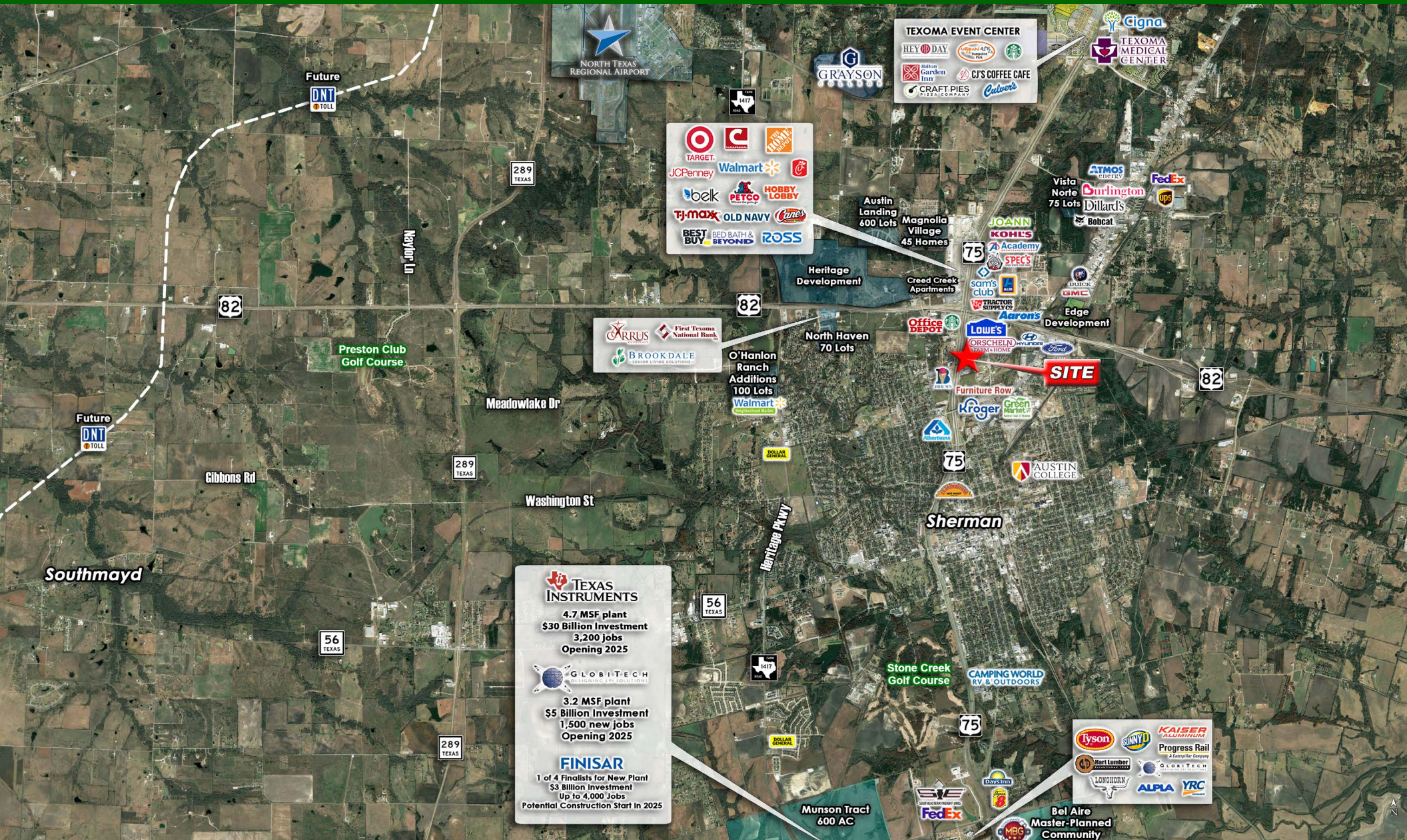
	1-mile	3-mile	5-mile
2023 Population	4,902	36,005	50,244
2028 Projected Pop.	4,976	35,812	50,471
Daytime Pop.	11,802	42,227	55,823
Avg HH Income	\$74,018	\$78,322	\$81,036



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TEXAS INSTRUMENTS
 4.7 MSF plant
 \$30 Billion Investment
 3,200 jobs
 Opening 2025

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

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

