

# WHY SHERMAN?

Sherman, TX, known as North Texas' "Silicon Prairie", is rapidly transforming into a booming economic hub, fueled by over \$35 billion in manufacturing investments from global tech giants including Texas Instruments and Global Wafers. With its growing workforce, strong infrastructure, and thriving retail scene.

Sherman Commons is positioned in the heart of Sherman's retail corridor, which serves as a key driver of the market's consistent growth. This growth stems from:

## shopping

### [coming soon and now open]



proposed developments, like the H-E-B Sherman Crossroads, will only compliment the market's retail corridor, which offers limited opportunities for new businesses due to low turnover rates

### [rankings]

*\*data pulled from Placer.AI*

<b>Walmart</b>	top 91% [TX] and top 95% [US]
<b>Academy</b>	top 90% [US]
<b>Hobby Lobby</b>	top 93% [US] and #15 [TX]
<b>McAlister's Deli</b>	#6 [TX] and top 96% [US]
<b>Cowboy Chicken</b>	#1 [TX and US]
<b>Dutch Bros</b>	#3 [TX]

## business

### [expansion]

**Texas Instruments** | a \$30B semi-conductor water fabrication plant under construction [3,000+ new jobs]

**GlobiTech** | a \$5B silicon water manufacturing plant expansion [1,500+ new jobs]

**SitePro Rentals** | opened a 17,000 SF facility serving Southeast Oklahoma and North Texas

**JDH** | broke ground on a new grain handling facility aiming to support the local agricultural sector and it's farmers, dairies, feed yards and other producers

**Tokyo Electron and Perseys** | establishing operations in Progress Park III [120+ new jobs]

**Molinos USA** | constructing a 50,000 SF corn mill [25 new jobs]

**Easy Foods** | developing a 150,000 SF – 200,000 SF manufacturing plant [200+ new jobs]

## housing

### [population growth]

Sherman has experienced significant population growth in recent years, with its population increasing increasing 8.7% from 2020 to 2023, and 34.8% since 2000

### [new housing]

Under construction | approximately 3,745  
Engineering review | approximately 8,000  
Planned | 16,000+

### [current and upcoming residential development]

**Sherman Park Village**  
**Heritage Ranch** [440-AC]  
**Centurion American Development** [678-AC]  
**Zeal for Living** [237 built-to-rent homes]  
**Birchway Sherman by Greystar** [multi-family and cottages]