



PROGRESS PARK II

FM 1417 & NORTHGATE DRIVE
SHERMAN, TEXAS

- **ACREAGE:**
 - 86 Acres, Sub-dividable
- **HIGHWAY:**
 - US 75, Exit 56 (2 miles); FM 1417
- **WATER:**
 - FM 1417 - 24" water line
 - Flanary Road - 18" water line
- **SEWER:**
 - FM 1417 - 12" sewer line
 - East boundary, south end of property - 12" sewer line
 - Southwest corner - 15" sewer line
- **NATURAL GAS:**
 - FM 1417 - 10" - high pressure gas line; Atmos Energy
- **ELECTRIC:**
 - Several electric transmission lines in Progress Park. Wholesale provider is Oncor Electric Delivery.
 - Two electrical substations.
 - Panda Power Funds is a 758 MW natural gas fired combined cycle electricity generating plant in Progress Park.
- **COMMUNICATIONS / HIGH SPEED DATA:**
 - Sparklight fiber optic
 - Frontier fiber optic
 - Grayson Collin Electric Cooperative fiber optic
- **RAIL:**
 - BNSF rail spur in northeast corner
- **ZONING:**
 - M-1 (Light Manufacturing) District

