



PROGRESS PARK IV

FM 1417
SHERMAN, TEXAS

- **ACREAGE:**
 - 119 Total Acres (81 Developable), Sub-Dividable
- **HIGHWAY:**
 - US 75, Exit 56 (1.5 miles); FM 1417
- **WATER:**
 - FM 1417 - 24" water line
- **SEWER:**
 - FM 1417 - 12" sewer line
- **NATURAL GAS:**
 - FM 1417 - 12" industrial steel line (100#)
 - 50' natural gas easement (west side of site); Atmos Energy
- **ELECTRIC:**
 - Electric transmission line on-site.
 - 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:**
 - Frontier telecom fiber optic
 - Grayson Collin Electric Cooperative telecom fiber optic
 - Sparklight fiber optic
- **RAIL:**
 - BNSF rail spur adjacent to site
- **ZONING:**
 - Industrial

