



SCALE: 1" = 500'

**PROGRESS PARK I**  
133 ACRES

TOTAL AREA = 144± AC  
USABLE AREA (SHADED) = 125± AC

LOT 1  
10.00 AC.

PLANNED REGIONAL DETENTION POND

CITY OF SHERMAN FIRE STATION SITE

SOUTHEASTERN FREIGHT LINES  
13.77 AC.

LOT 4  
5.57 AC.

FED-EX DISTRIBUTION CENTER  
LOT 3  
11.59 AC.

LOT 3  
5.36 AC.

LOT 2  
5.29 AC.  
CURRENTLY UNDER 3-YR OPTION

LOT 2  
5.84 AC.

LOT 1  
5.11 AC.

LOT 1  
5.27 AC.  
20' WIDE EASEMENT LONG STAR GUS CO. VOL. 961, PG. 168 D.R.G.C.T.

USABLE AREA EXHIBIT

**BENCHMARK**  
**DESIGN GROUP**  
CIVIL / ENVIRONMENTAL / PLANNERS

2026 REPUBLIC DRIVE SUITE B TYLER TEXAS 75701 - (936) 534-5353 - FIRM NUMBER F-7814 - WWW.BENCHMARK-ENGINEERS.COM

SEDCO  
PROGRESS PARK I

REVISIONS	DATE	BY	BDG JOB NO:
			PROJ. MGR:
			PROJ. TECH:
			CHECKED BY: