



PROGRESS PARK I

FM 1417 & NORTHGATE DRIVE
SHERMAN, TEXAS

- **ACREAGE:**
 - Site A: 154 total/136 developable
 - Site B: 11 total/developable
- **OWNER:**
 - Sherman Economic Development Corporation
- **LOCATION:**
 - 1 mile west of US 75 on FM 1417
- **WATER: CITY OF SHERMAN**
 - FM 1417: 24" surface water line (4 MGD)
 - FM 1417: 20" ground water line (2 MGD)
 - Northgate Dr: 12" line
- **SEWER: CITY OF SHERMAN, GRAVITY MAIN**
 - FM 1417: 12" line (0.24 MGD)
 - Northgate Dr: 12" line
- **NATURAL GAS: ATMOS ENERGY**
 - FM 1417: 10" line (99# max pressure; 70# operating)
 - Northgate Dr: 4" line (60# max pressure; 25# operating)
- **ELECTRIC: ONCOR**
 - FM 1417- 12.5 kV
 - 2 substations within 1.5 miles
- **TELECOMMUNICATIONS:**
 - Fiber Providers: Sparklight, GCEC & Frontier
- **ZONING:**
 - Blalock Industrial Park Ordinance

