



PROGRESS PARK III

PROGRESS DRIVE
SHERMAN, TEXAS

- **ACREAGE:**
 - 22 Acres
- **HIGHWAY:**
 - US 75, Exit 56 (less than 1 mile); Progress Drive; Howe Drive
- **WATER:**
 - Progress Drive - 8" water line
- **SEWER:**
 - Progress Drive - 6" sewer line.
 - 6" sewer line (north to south) along east part of property.
- **NATURAL GAS:**
 - Progress Drive - 4" intermediate pressure on north side of Progress Dr. (55# max. pressure, 25# normal operating pressure)
 - 50' natural gas easement along west property boundary; Atmos Energy
- **ELECTRIC:**
 - Overhead electric distribution line along west property boundary. 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
- **ZONING:**
 - Industrial

