

## HERITAGE RANCH

SHERMAN  
TEXAS ★





# LINCOLN PROPERTY COMPANY RETAIL

## Heritage Ranch

NEC US-82 & FM 1417  
Sherman, Texas 75092

## development overview

- Approximately 440 acres, single- and multi-family residential, commercial/retail, office, entertainment
- Approximately 760 single-family houses (174 acres)
  - Approximately 950 multi-family units
  - Commercial/Retail/Entertainment
- Infrastructure construction started 1Q 2022





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## demographics

	1 mile	3 miles	5 miles
2021 Population	2,011	23,494	48,589
Daytime Population	1,829	27,752	52,540
Avg Household Income	\$79,183	\$69,913	\$68,104

## traffic counts

US-82: 30,810 VPD | 75: 59,476 VPD

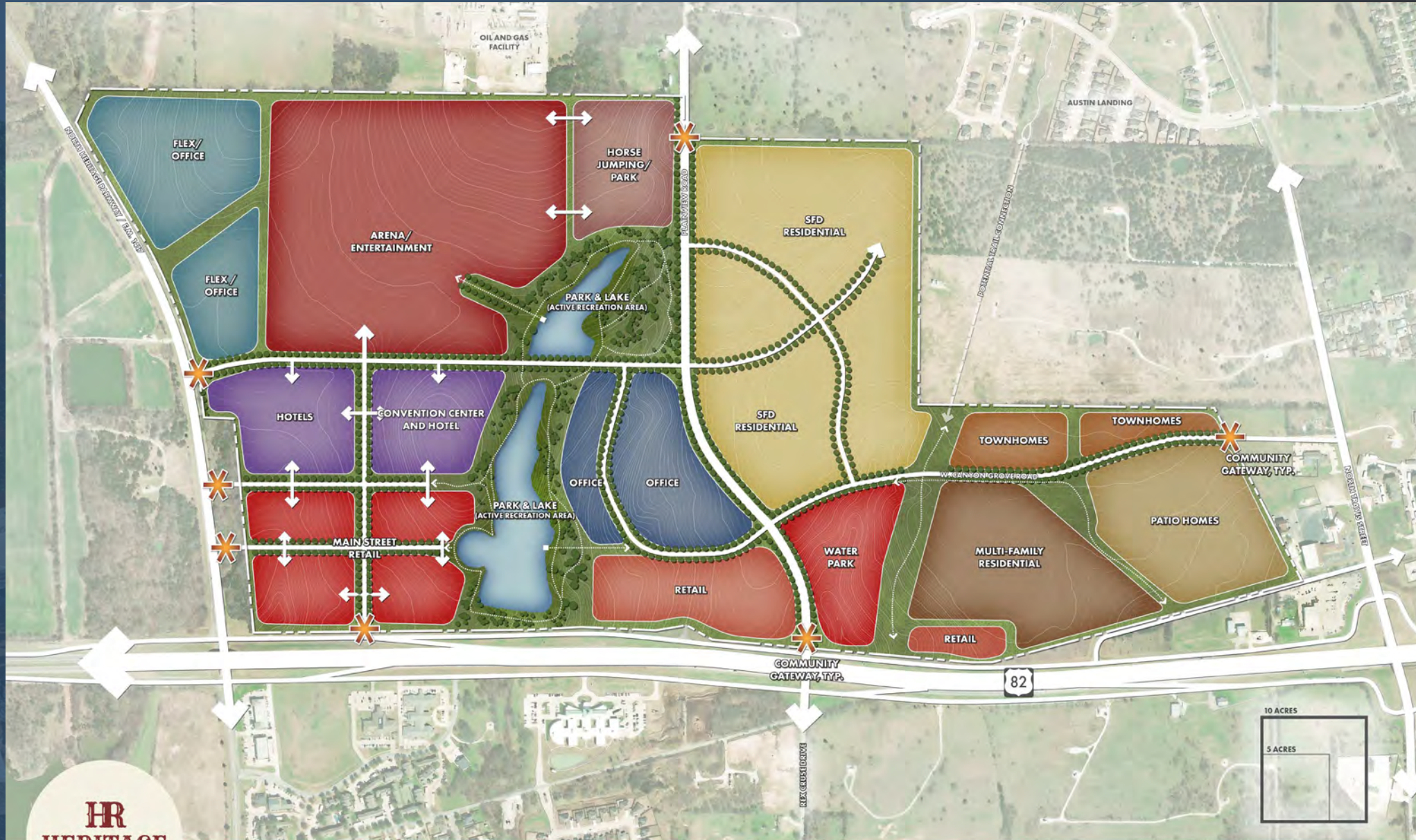




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**HR**  
**HERITAGE**  
**RANCH**

**LAND USE PLAN**  
SHERMAN, TEXAS - MAY 2020

NORTH  
SCALE  
0 100 200 400

**COVENANT**  
DEVELOPMENT

**NORRIS**  
Planning | Landscape

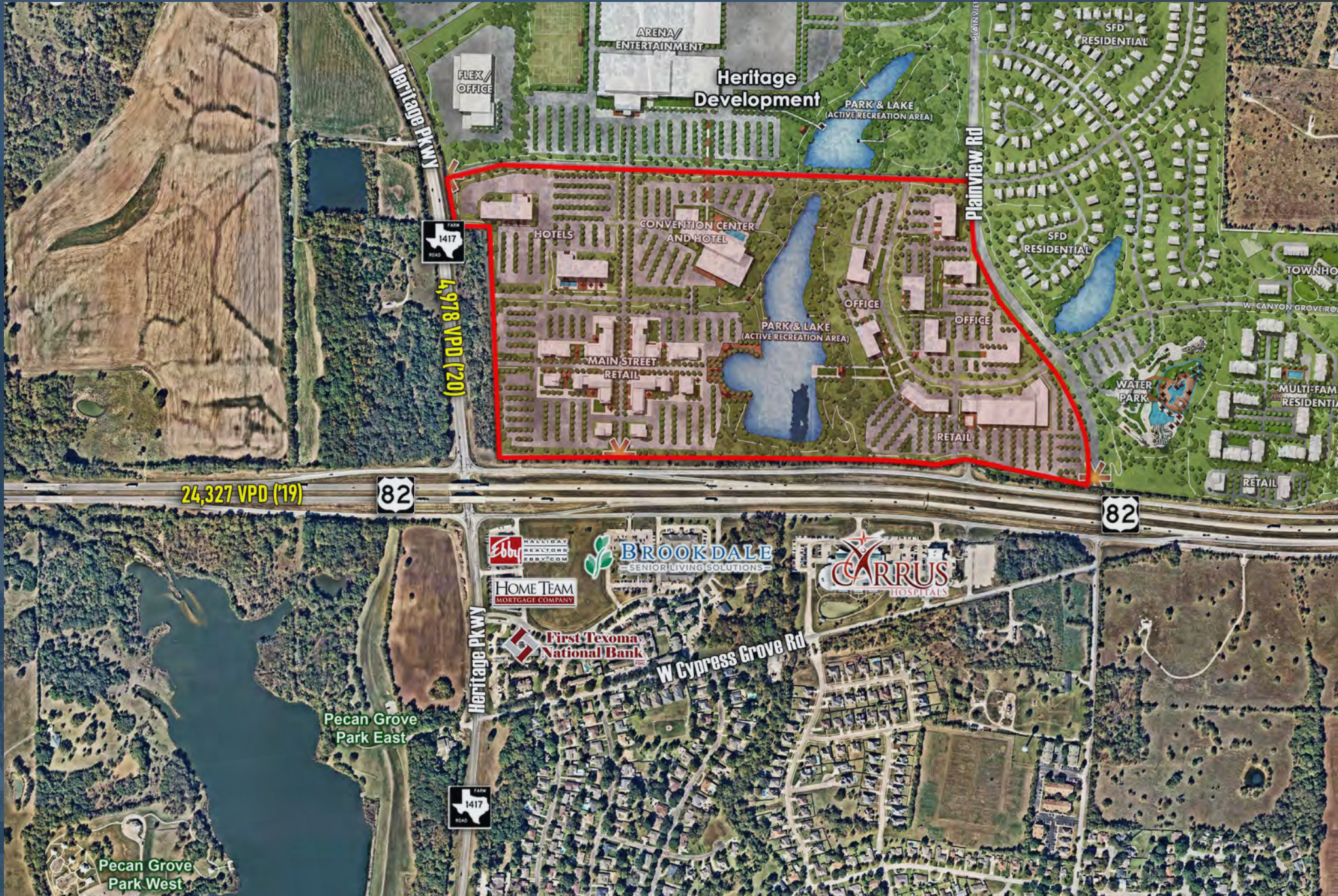
DISCLAIMER: THIS PLAN IS CONCEPTUAL



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HERITAGE RANCH

COVENANT DEVELOPMENT / SHERMAN, TX

SITE PLAN - 02

SCALE: 1"=100'-0" JOB No.: 22-023 DATE: 03.28.22

O'BRIEN

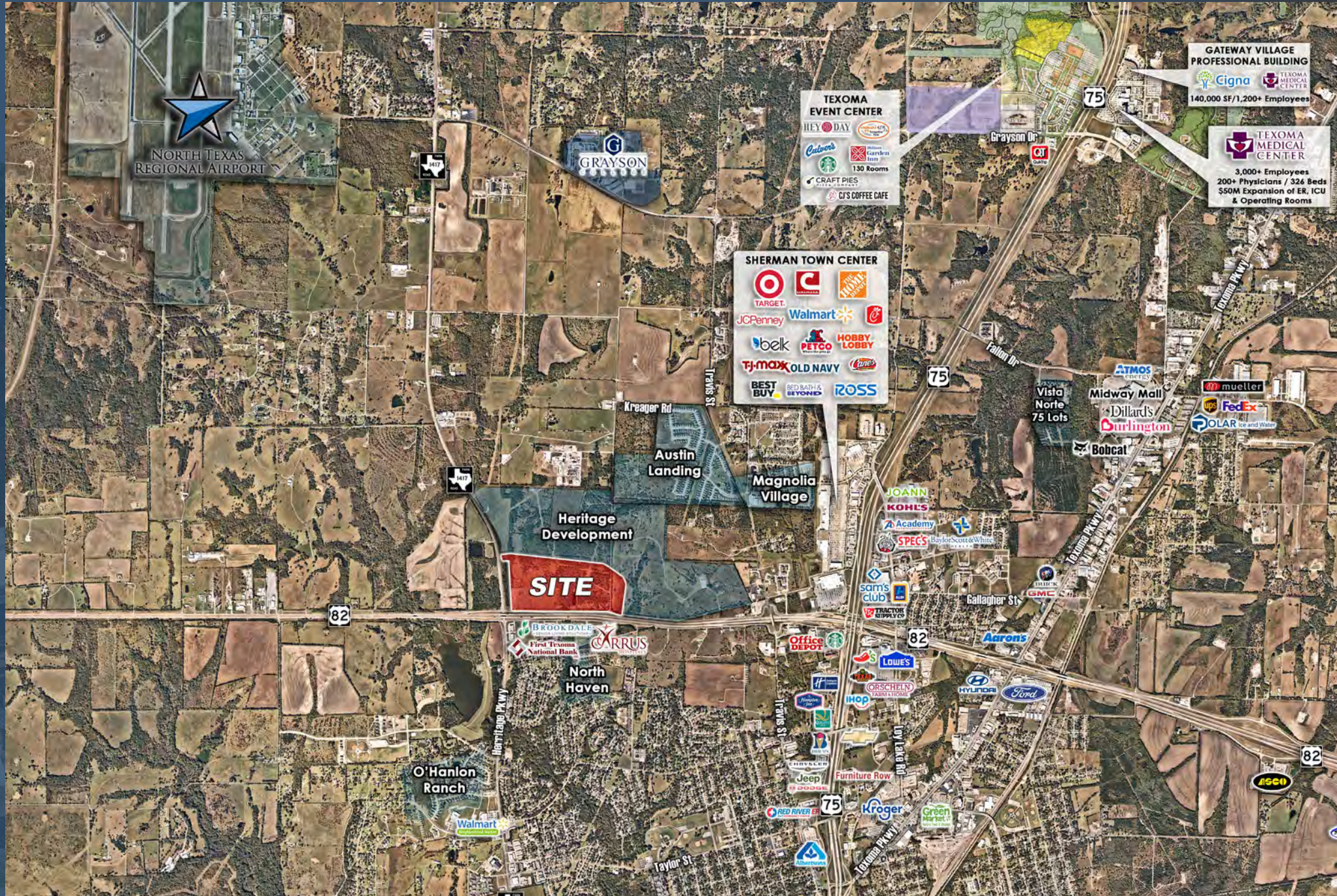


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