



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



Heritage Ranch

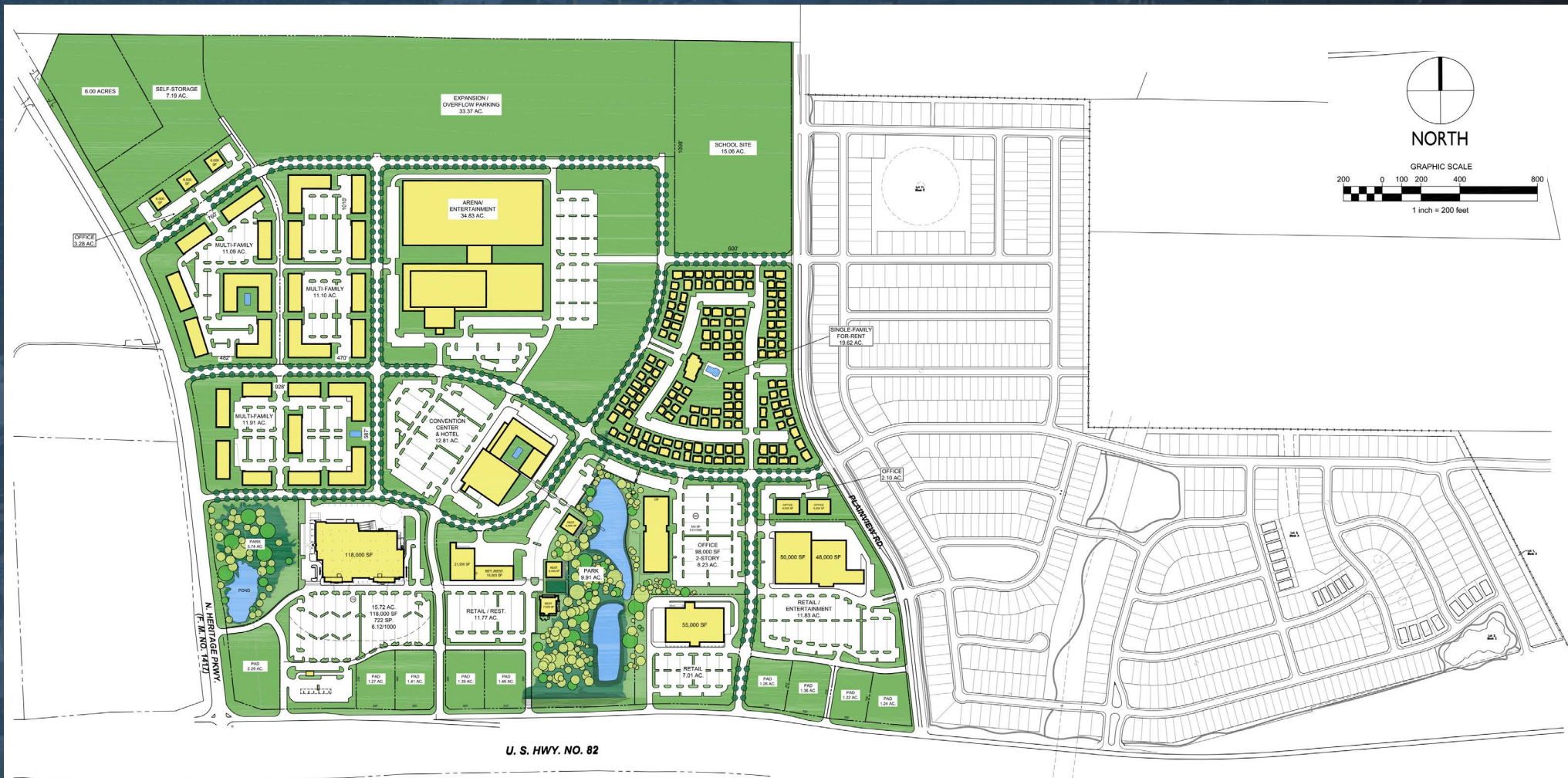
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demographics

	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

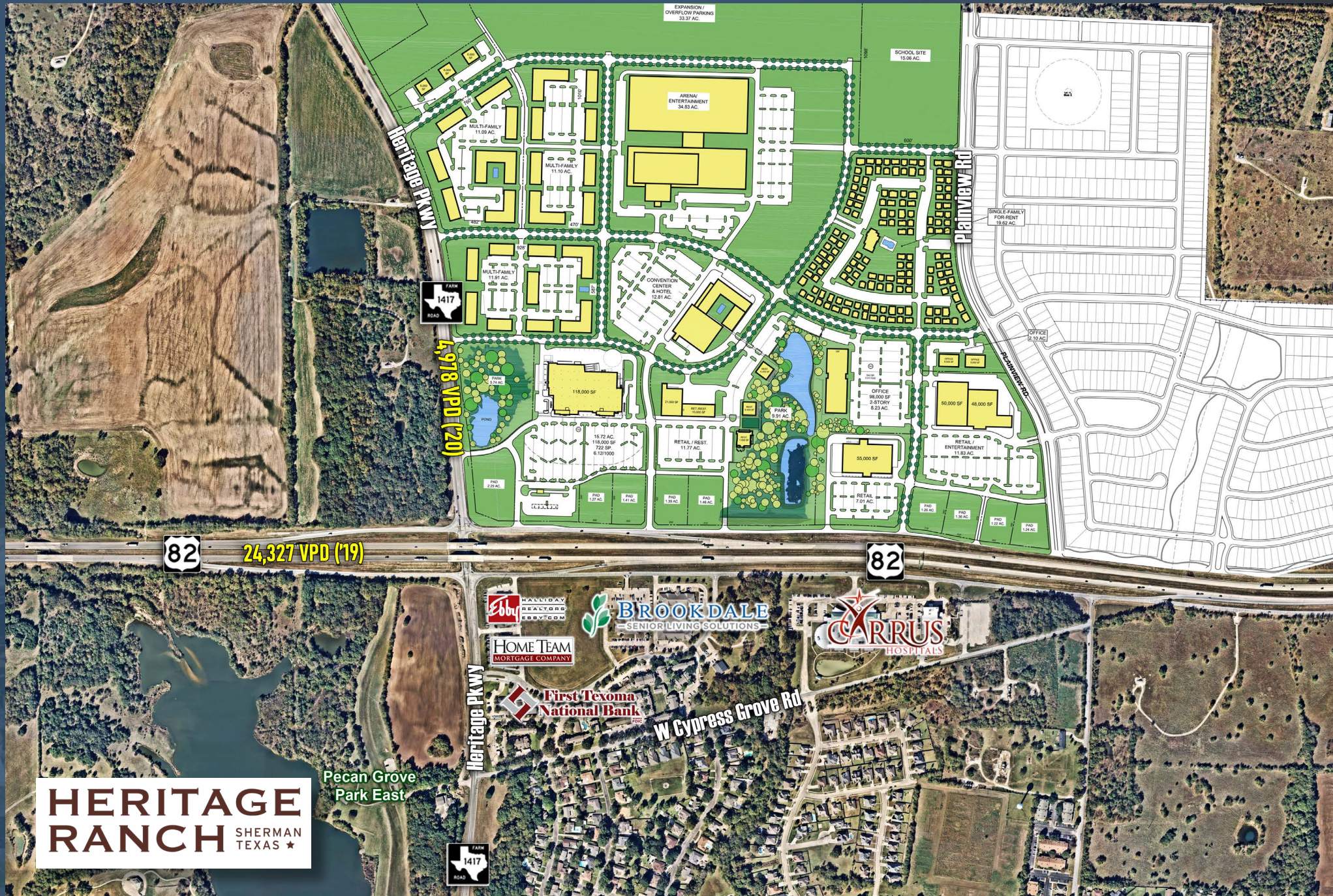
traffic counts

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



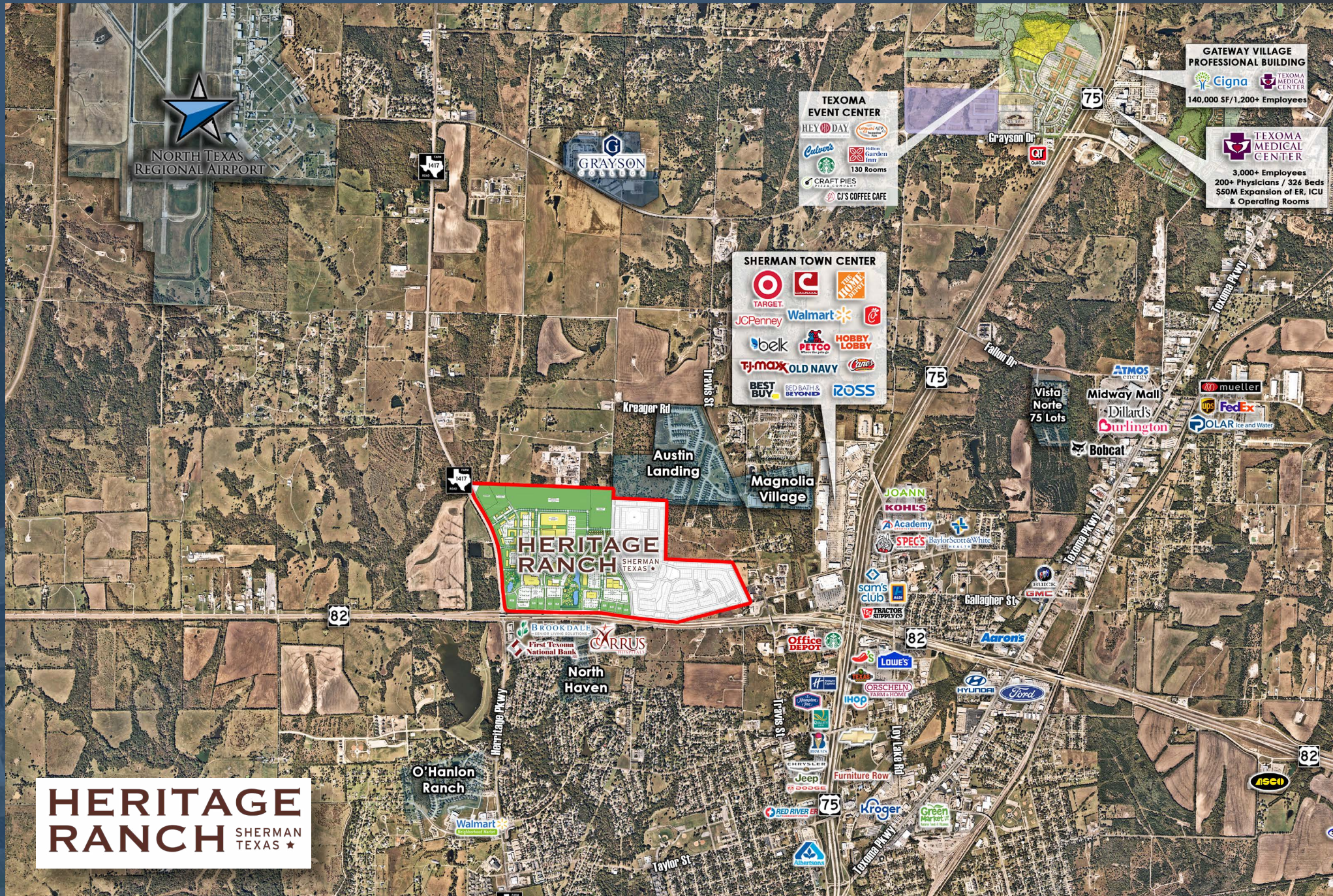
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LINCOLN
PROPERTY
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