



DISCOVER
HERITAGE RANCH

SHERMAN ★ TEXAS



WHERE THE CHARM OF WIDE-OPEN SPACES MEETS CONTEMPORARY LIVING

Nestled in the vibrant growth area of Sherman, Heritage Ranch serves as a sanctuary for both local families and newcomers drawn by the region’s flourishing economy, anchored by industry giants like Texas Instruments and GlobiTech. Our sprawling 440-acre master-planned community proudly features over 700 single-family homes. With its lush parks and meandering trails, Heritage Ranch is the ideal setting for those who yearn for a harmonious blend of natural beauty and contemporary conveniences. Here, open spaces and fresh, modern home designs converge to forge a welcoming atmosphere, placing you at the forefront of Sherman’s bright future.

AMENITIES

- Amenity Center
- Community Pool
- Walking Trails
- Community Parks
- New Onsite Elementary School (opening 2025-2026 school year)

ATTRACTIONS

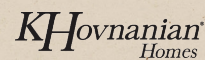
- Charming Downtown Sherman
- Lake Texoma
- Local Events, Entertainment and Casino
- Sherman Town Center
- Close to Multiple Colleges

Find out more at HeritageRanchTX.com

DEVELOPERS:  COVENANT DEVELOPMENT

 ROCKHILL CAPITAL & INVESTMENTS

BUILDER PARTNERS:

 KHovnanian Homes

 HIGHLAND HOMES

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SCHOOL DISTRICT:

Sherman ISD	ShermanISD.net
Perrin Early Childhood Center	81 Vandenburg Dr., Denison
Neblett Elementary	1505 East Gallagher Rd.
Sherman Middle School	2201 E. Lamar St.
Sherman High School	2907 West Travis St.

TAX RATES:

Sherman City	0.508000
Grayson County	0.305100
Grayson County Jr. College	0.145991
Sherman ISD	1.236500
MUD Heritage Ranch	0.600000
TOTAL	2.795591

HOMEOWNERS ASSOCIATION:

Homeowners Association Fee: \$800 annually

UTILITIES:

Gas:	Atmos Energy	888.286.6700
	atmosenergy.com	
Electric:	Oncor Electric	888.313.6862
	oncor.com	
Water/Sewer/Trash:	City of Sherman	903.892.7237
	ShermanUtility@cityofsherman.com	
Phone/Internet:	Digital Passage	940.549.0339
	digitalpassage.com	
	Sparklight	877.683.0556
	sparklight.com	

HEALTHCARE:

WNJ Regional Medical Center	903.870.4611
wnj.org	
Texoma Medical Center	903.406.4000
texomamedicalcenter.net	



HeritageRanchTX.com