

OFFERING MEMORANDUM

224 E Cottage Street

Sherman, Texas 75090

C2-ZONED INDUSTRIAL / SERVICE YARD OPPORTUNITY ON 3.10 ACRES



LIST PRICE \$975,000	SITE AREA 3.10 ACRES	BUILDING AREA 10,200 SF PUBLIC RECORD	POWER 3-PHASE
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Prepared by Eric Rhoades | Texana Real Estate Group | Brokered by eXp Realty

EXECUTIVE SUMMARY

Functional industrial/service yard with shop, power, and access

A practical owner-user or investor opportunity in Sherman with multi-building utility and operational land area.

224 E Cottage Street is a C2-zoned industrial/service property on approximately 3.10 acres in Sherman, Texas. The asset combines shop space, covered storage, yard area, dual street access, city utilities, and three-phase power in a configuration built for real operating companies rather than passive storage alone.

Public records reflect 10,200 square feet of building area. The main shop area is estimated at approximately 7,000-8,000 square feet, buyer to verify, and includes a pull-through configuration, four roll-up doors, approximately 12.5-foot roll-up door height, and approximately 14.5-foot eave height. Additional improvements include an enclosed lean-to storage area with four roll-up bay doors and a separate exterior B-deck building estimated at approximately 1,600 square feet, buyer to verify, with electricity and plumbing in place for water.

\$975,000

LIST PRICE

3.10 AC

SITE AREA

10,200 SF

PUBLIC RECORD BUILDING
SF

C2

ZONING

Core thesis	Hard-to-replicate combination of shop space, yard, dual access, power, covered storage, and recent site work.
Best buyer profile	Contractor, fleet, service, repair, equipment, light industrial, storage, or owner-user operator.
Primary value driver	The property solves the operational problem of needing building area, outside storage, circulation, and power in one location.

PROPERTY FACTS

Offering at a glance

Core facts from the MLS export and seller-provided property detail. Buyer verification required.

Address	224 E Cottage Street, Sherman, Texas 75090
MLS number	21268814
List price	\$975,000
Property type	Commercial Sale / Industrial
County	Grayson County
Parcel IDs	167031 and 167032
Site area	Approximately 3.10 acres / 135,036 SF per public records
Building area	10,200 SF per public records; main shop estimated at 7,000-8,000 SF, buyer to verify
Year built	1985 per public records
Units / stories	3 units per MLS; 2 stories per MLS
Zoning	C2-zoned industrial/service positioning per MLS
Utilities	City sewer and city water
Construction	Metal siding, metal roof, slab foundation
Possession	Closing/funding

All square footage, acreage, zoning, utility, access, improvement, operating, and physical characteristics are approximate and subject to buyer verification. Buyer and buyer representative are responsible for verifying all listing information, intended use, code compliance, zoning permissions, measurements, utility capacity, boundaries, environmental matters, and condition of improvements.

SITE & BUILDING CONFIGURATION

Shop, storage, yard, and circulation in one operating platform

The property should be positioned as a functional service-yard asset, not just a warehouse.

Main shop	Estimated 7,000-8,000 SF, buyer to verify; pull-through shop configuration with four roll-up doors, approx. 12.5-foot roll-up door height, and approx. 14.5-foot eave height.
Exterior B-deck building	Approx. 1,600 SF, buyer to verify, with electricity and plumbing in place for water.
Covered storage	Enclosed lean-to storage area with four roll-up bay doors.
Yard / surface	Flat ground and gravel with concrete pads under buildings, plus on-site parking/storage functionality.
Access	Dual street access with multiple ingress and egress points for service traffic, trailers, equipment, and fleet movement.
Power	Three-phase power in place, supporting a broader range of shop, repair, equipment, and light industrial operations.

RECENT IMPROVEMENTS

Capital items that improve immediate usability

The improvement package addresses security, lighting, electrical utility, roof condition, water management, and yard readiness.

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| <ul style="list-style-type: none"> - New fencing installed for yard control and security. - New security lighting added for visibility and operating safety. - Updated electrical with three-phase power in place. - Roof has been repaired. - New gutters installed on the shop. | <ul style="list-style-type: none"> - New gravel laid across operational yard areas. - One shop area is insulated. - Concrete pads located under buildings. - Separate B-deck building has electricity and plumbing in place for water. - Covered/enclosed lean-to storage includes four roll-up bay doors. |
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For an owner-user, these details matter. They reduce uncertainty around access control, night visibility, yard surface, building envelope upkeep, and basic operating infrastructure. Those are the categories that directly influence move-in timing and early capital planning.

BUYER & USER PROFILE

Highest-probability demand lanes

Marketing should target operators that value yard, access, roll-up doors, covered storage, and power.

CATEGORY	POTENTIAL FIT
Contractors / Trades	Electrical, plumbing, HVAC, roofing, fencing, concrete, excavation, utility, site work, and general contractor operations.
Fleet / Equipment Users	Service fleet staging, vehicle parking, trailer movement, equipment laydown, dispatch support, and parts storage.
Repair / Service Operations	Auto, diesel, equipment, light repair, fabrication support, maintenance, and service operations, subject to zoning and municipal approval.
Light Industrial / Warehouse	Light manufacturing, wholesale, storage warehouse, parts inventory, distribution support, and industrial service operations.
Owner-User / Investor	Owner-user occupancy, operating-company acquisition, future lease-up strategy, or multi-tenant service-industrial positioning subject to configuration and compliance.

MARKET POSITIONING

Sherman service-industrial corridor logic

This is a local and regional operating base for users that need land plus functional improvements.

224 E Cottage Street is located in Sherman, Texas, within Grayson County. The property is positioned for industrial/service users that need access to the local labor base, customer base, suppliers, service routes, and regional demand drivers across the Sherman-Denison market. The offering is not being positioned as institutional bulk distribution; it is being positioned as practical contractor, service, storage, repair, fleet, and light industrial real estate with yard utility.

Operational advantage	Dual street access and multiple ingress/egress points improve circulation for trucks, trailers, service vehicles, and equipment.
Use positioning	Contractor yard, fleet support, equipment storage, repair/service, light industrial, wholesale, and owner-user platform.
Offering structure	Fee-simple commercial sale at \$975,000, with possession expected at closing/funding, subject to final contract terms.

BUYER DUE DILIGENCE

Items buyers should independently verify

The property has meaningful operational utility, but use, condition, and regulatory details should be confirmed during diligence.

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| <ul style="list-style-type: none"> - Building measurements, usable square footage, layout, and clearances. - Acreage, boundaries, easements, survey, and access rights. - Zoning, permitted uses, outside storage, and any nonconforming-use issues. - Utility availability, utility capacity, three-phase power, water, sewer, and plumbing condition. | <ul style="list-style-type: none"> - Roof, structure, slab, metal siding, doors, gutters, drainage, and site surface. - Door dimensions, eave height, vehicle circulation, and equipment clearance. - Environmental, hazardous materials, fuel/oil, prior use, and Phase I considerations as applicable. - Code compliance, fire access, parking, fencing, signage, and occupancy requirements for intended use. |
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Recommended buyer path: tour the property, identify the intended use, verify zoning/use fit with the City, validate utility capacity, price any required work, and confirm that the shop, yard, storage, and power package supports the operating plan.

BROKER CONTACT

Presented by Texana Real Estate Group

For showings, offer guidance, and diligence coordination, contact the listing agent.

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Scan the QR code for the property video tour.

Confidentiality and disclaimer

All square footage, acreage, zoning, utility, access, improvement, operating, and physical characteristics are approximate and subject to buyer verification. Buyer and buyer representative are responsible for verifying all listing information, intended use, code compliance, zoning permissions, measurements, utility capacity, boundaries, environmental matters, and condition of improvements.

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