

Sherman Crossroads



Mixed-Use Retail/Commercial Development

ACRES:

130

ZONING:

C-2

Subject to Blalock Overlay District Requirements

LOCATION:

Northwest corner of US Highway 75 and FM 1417
Sherman, TX



Harkinson Development
4560 Beltline Rd. Suite 400
Addison, TX 75001
www.HarkinsonDevelopment.Com

Chris LaRocco
Vice President
(214) 636-6470 - Mobile
CLaRocco@HarkCorp.com

Jeff Harkinson
President
(972) 934-8414 Ext. 3202 - Office
(214) 394-9270 - Mobile
JHarkinson@HarkCorp.com

Overview

Sherman Crossroads is the preeminent retail/commercial destination in the high-growth southern area of Sherman, Texas.

The northern portion of the 130-acre project is becoming the new medical district of Sherman with existing medical offices, ER, imaging center and kidney dialysis. A \$240 million 80-bed (expandable to 150) acute care hospital is planned.

The southern 85 acres of development includes pad users such as QuikTrip, McDonald's, Taco Bell, Panda Express, and Domino's. Plans include a future grocery store and other retail and commercial uses. A constant level, 3-acre lake will include a hiking trail, lighting and landscaping with outdoor dining.

Aston Pond



HIGHLIGHTS

- Future 80-bed acute-care hospital
- Recently opened medical offices and services
- Existing quick-serve restaurants
- Future grocery store and mixed retail
- Planned outdoor dining options overlooking Aston Pond

LOCATION HIGHLIGHTS

- Strategically located on US Highway 75 and FM 1417
- Walking distance from the future \$5b GlobiTech plant
- Six minutes from the Texas Instruments 30b expansion
- Four minutes from the new \$160m Sherman High School
- Close proximity to multiple planned residential developments
 - Travis Heights: 400 single-family units
 - Three Oaks: 234 single-family units
 - Bell Air Village
 - 1,000 single-family units
 - 3,000 multi-family units
 - Jamestown Square
 - 62 single-family units
 - 384 multi-family units



Harkinson Development
4560 Beltline Rd. Suite 400
Addison, TX 75001
www.HarkinsonDevelopment.Com

Chris LaRocco
Vice President
(214) 636-6470 - Mobile
CLaRocco@HarkCorp.com

Jeff Harkinson
President
(972) 934-8414 Ext. 3202 - Office
(214) 394-9270 - Mobile
JHarkinson@HarkCorp.com

Property Photos — Hospital

Planned Sherman Hospital Rendering



Harkinson Development
4560 Beltline Rd. Suite 400
Addison, TX 75001
www.HarkinsonDevelopment.Com

Chris LaRocco
Vice President
(214) 636-6470 - Mobile
CLaRocco@HarkCorp.com

Jeff Harkinson
President
(972) 934-8414 Ext. 3202 - Office
(214) 394-9270 - Mobile
JHarkinson@HarkCorp.com

Property Photos — Medical Services

Completed MOB, DaVita, ER and Imaging Center



Harkinson Development
4560 Beltline Rd. Suite 400
Addison, TX 75001
www.HarkinsonDevelopment.Com

Chris LaRocco
Vice President
(214) 636-6470 - Mobile
CLaRocco@HarkCorp.com

Jeff Harkinson
President
(972) 934-8414 Ext. 3202 - Office
(214) 394-9270 - Mobile
JHarkinson@HarkCorp.com

Property Photos — Retail

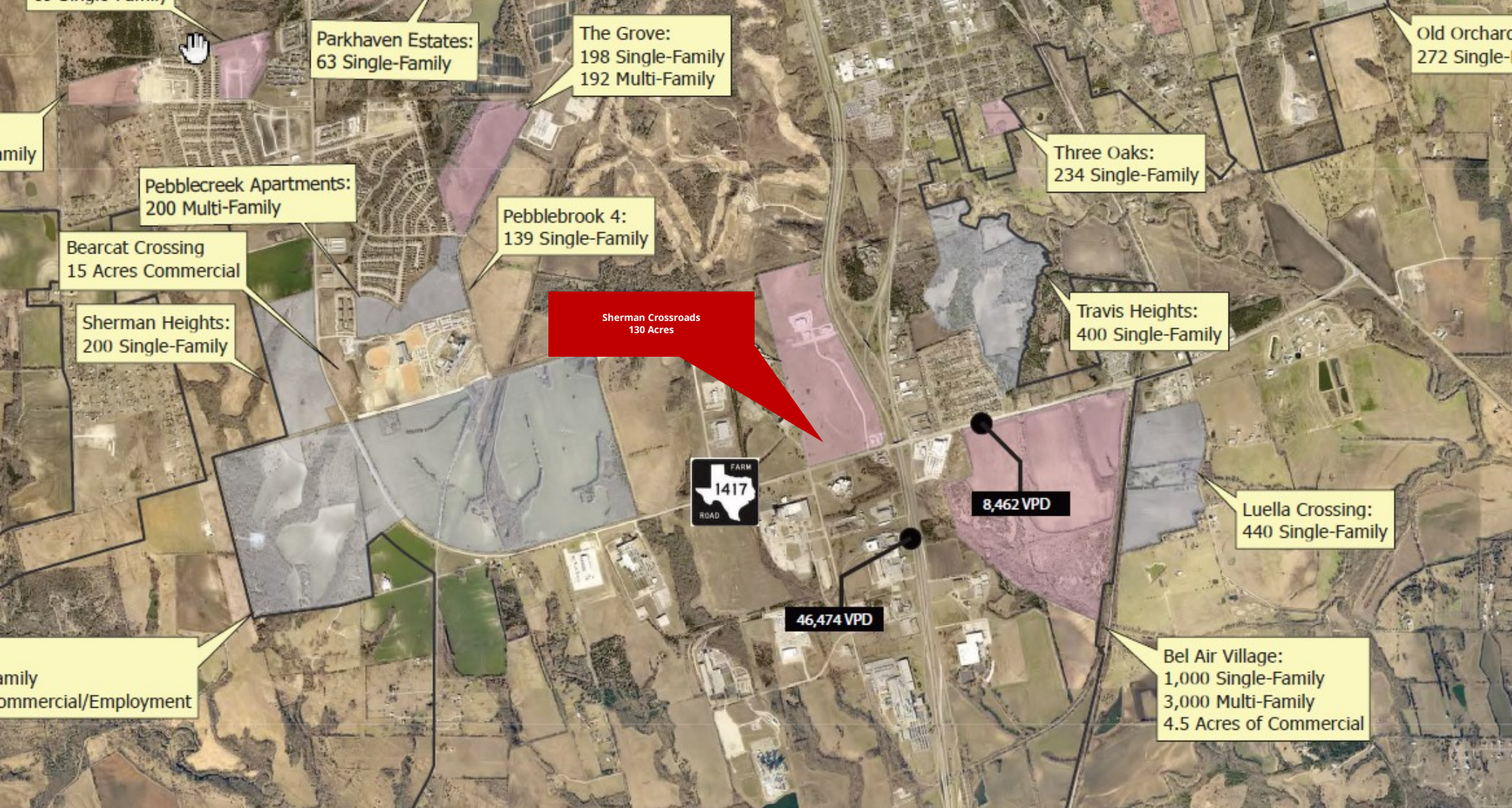


Harkinson Development
 4560 Beltline Rd. Suite 400
 Addison, TX 75001
www.HarkinsonDevelopment.Com

Chris LaRocco
 Vice President
 (214) 636-6470 - Mobile
CLaRocco@HarkCorp.com

Jeff Harkinson
 President
 (972) 934-8414 Ext. 3202 - Office
 (214) 394-9270 - Mobile
JHarkinson@HarkCorp.com

Planned Residential Development

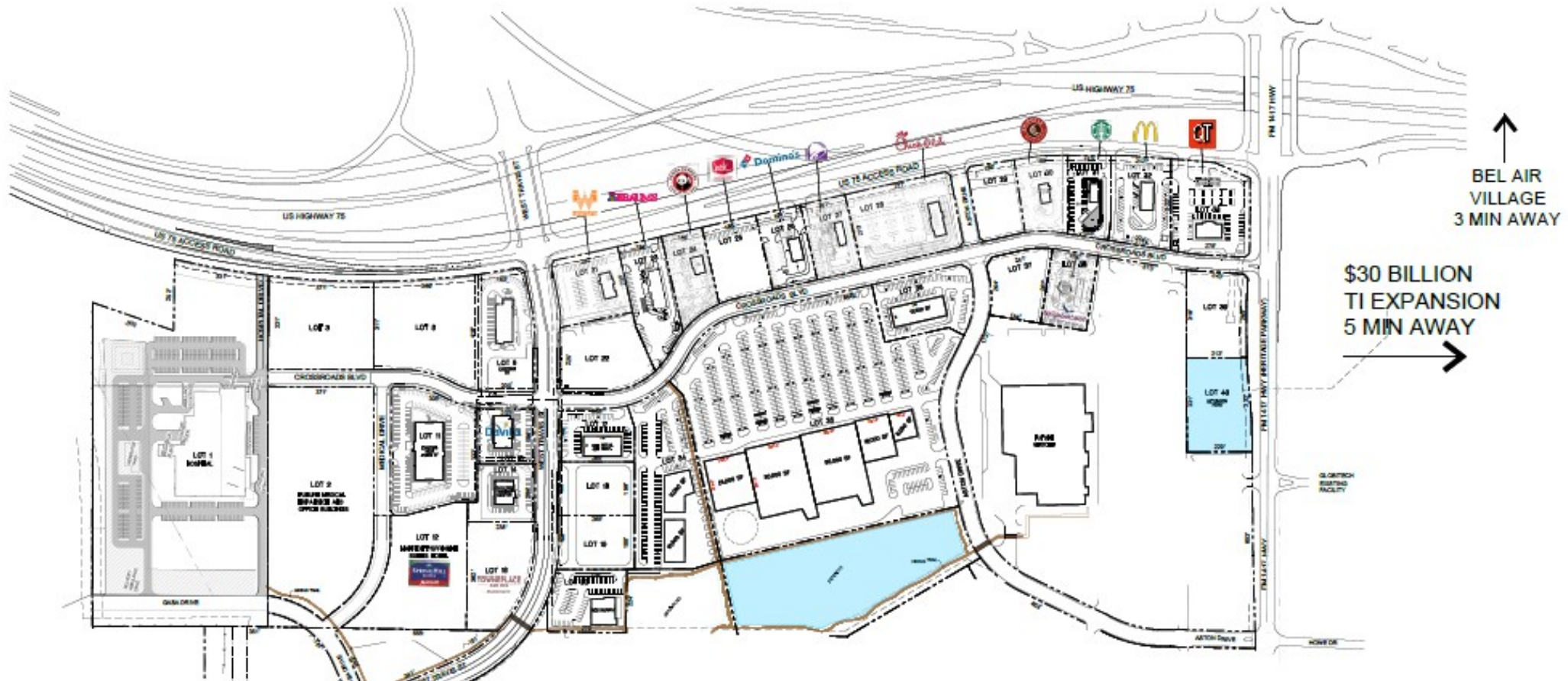


Harkinson Development
4560 Beltline Rd. Suite 400
Addison, TX 75001
www.HarkinsonDevelopment.Com

Chris LaRocco
Vice President
(214) 636-6470 - Mobile
CLaRocco@HarkCorp.com

Jeff Harkinson
President
(972) 934-8414 Ext. 3202 - Office
(214) 394-9270 - Mobile
JHarkinson@HarkCorp.com

Conceptual Development Plan

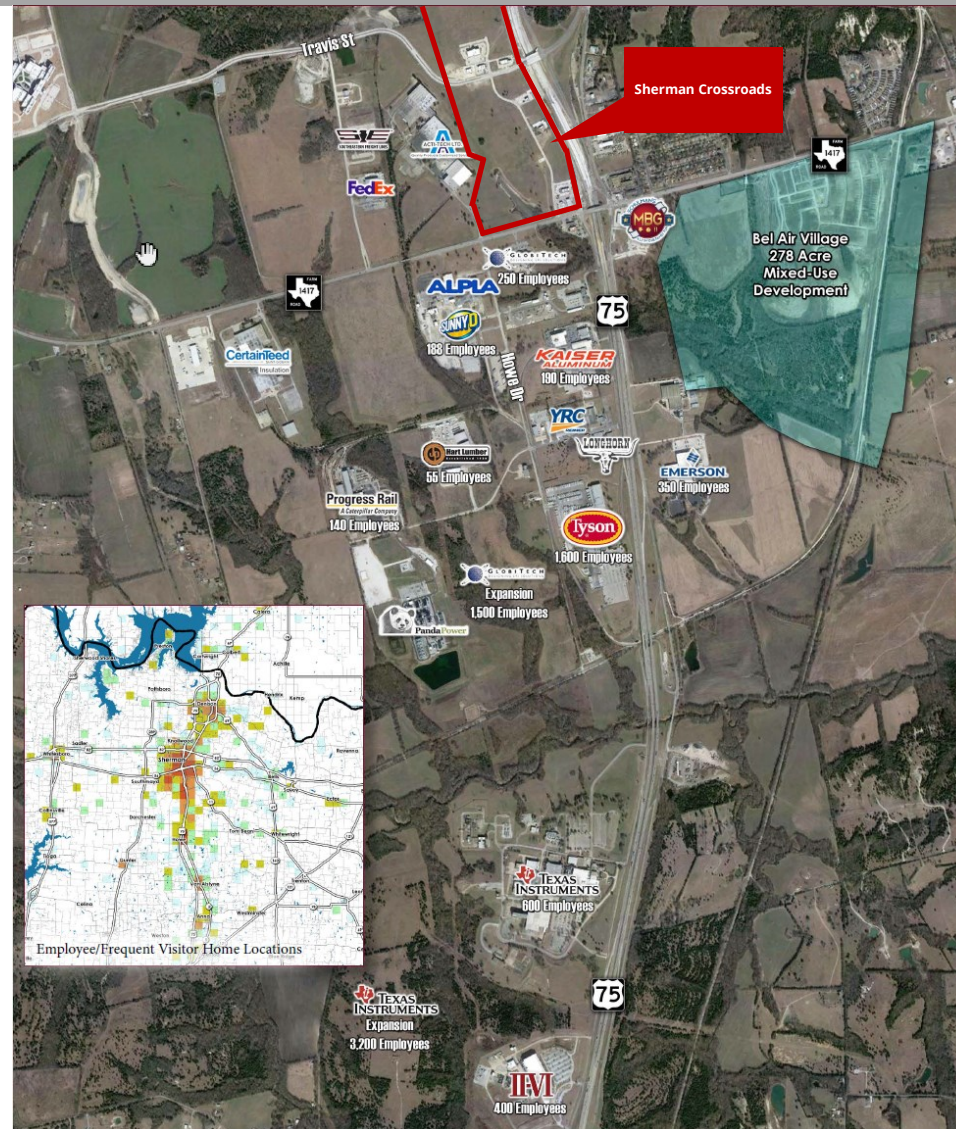


Harkinson Development
 4560 Beltline Rd. Suite 400
 Addison, TX 75001
www.HarkinsonDevelopment.Com

Chris LaRocco
 Vice President
 (214) 636-6470 - Mobile
CLaRocco@HarkCorp.com

Jeff Harkinson
 President
 (972) 934-8414 Ext. 3202 - Office
 (214) 394-9270 - Mobile
JHarkinson@HarkCorp.com

Major Employers



Harkinson Development
4560 Beltline Rd. Suite 400
Addison, TX 75001
www.HarkinsonDevelopment.Com

Chris LaRocco
Vice President
(214) 636-6470 - Mobile
CLaRocco@HarkCorp.com

Jeff Harkinson
President
(972) 934-8414 Ext. 3202 - Office
(214) 394-9270 - Mobile
JHarkinson@HarkCorp.com