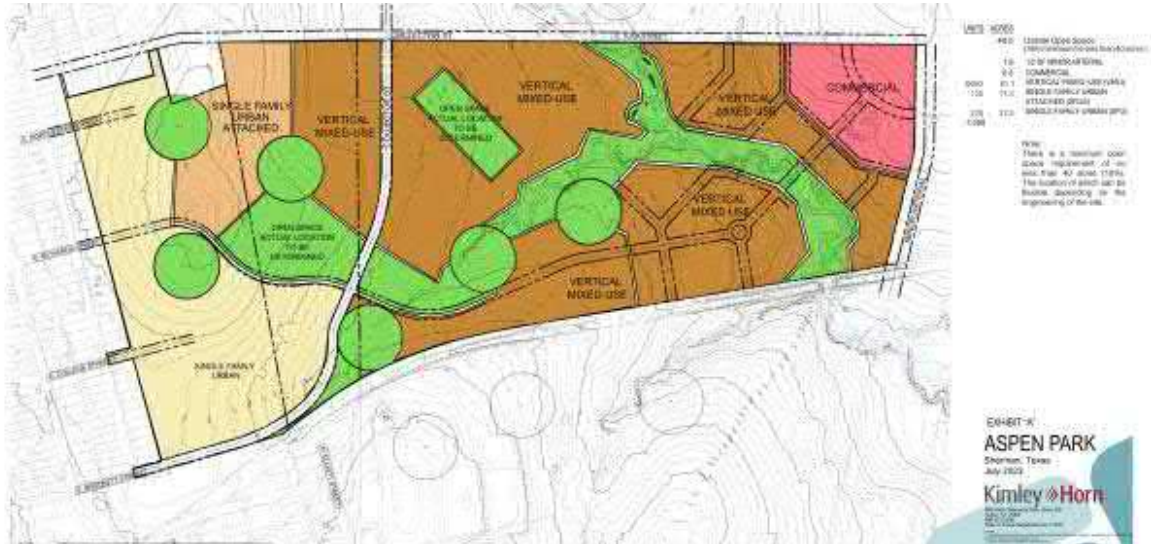


Development Guidelines

Click to See Location <https://maps.app.goo.gl/M9TarA9hT7N22SoEA>



District	Acres
SF-U District: Single Family Urban District	37.5
SF-UA District: Single Family Urban Attached District	11.4
VMU District: Vertical Mixed-Use Residential District	91.1
C-1 District: C-1 (Retail Business)	11.6

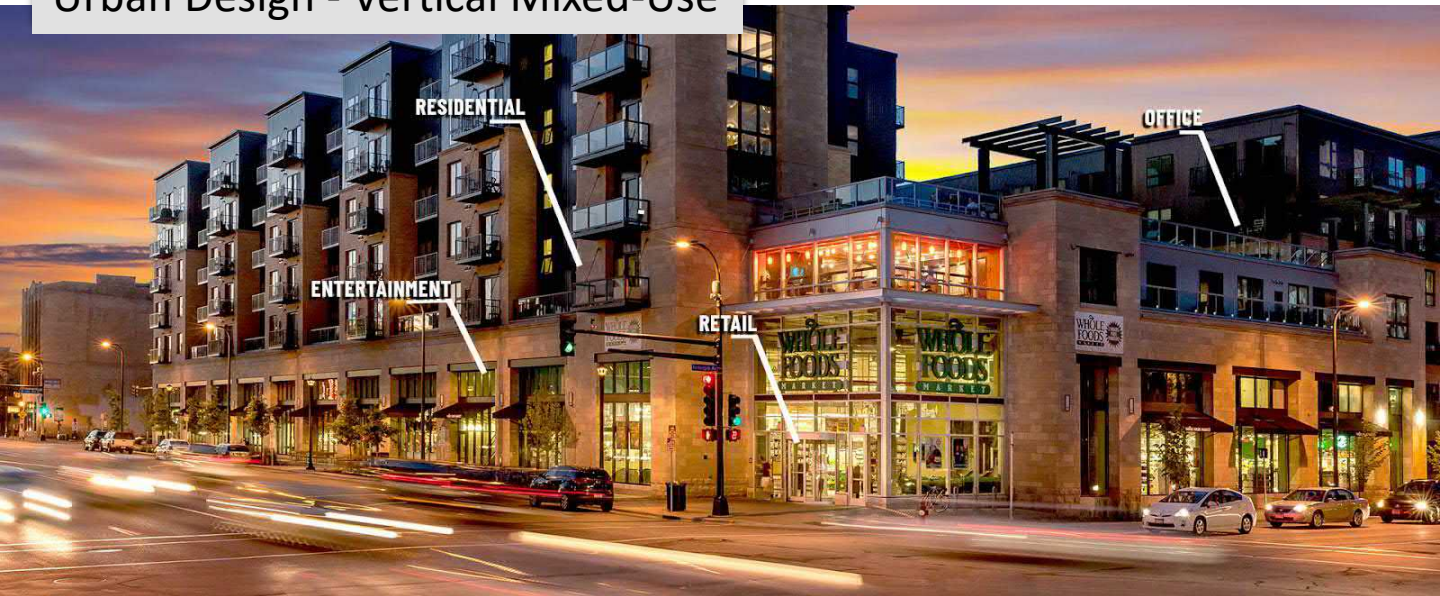
Percentage	Units	Acres	
18% Min		No less than 40	Open Space
1%		1.9	1/2 Minor Arterial
5%		11.6	Commercial
Detached	225	37.5	SF Lots
Attached	125	11.4	
VMU	6,650	91.1	MIXED-USE
	7,000		

Single Family Urban				
225 units		4,000 sf lots	40'x90'	
@	6 u/ac			
		37.5	acres	

Single Family Urban Attached				
125 units		1,200 sf lots	20'x60'	
@	11 u/ac			
		11.4	acres	

Vertical Mixed Use				
6,650 units		300 per phase	22 phases	
@ 65-85	u/ac			
		91.1	acres	

Urban Design - Vertical Mixed-Use




Closer Than You Think

Dallas Skyline

Austin College, Sherman, Texas

Where New Residents Coming From?

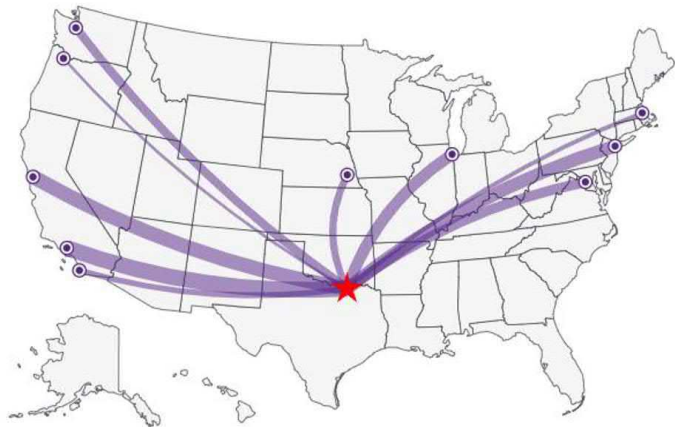
People are moving to Sherman from 

Inbound
Metros

Net Search Flow 
Oct '22 - Dec '22

1	Los Angeles, CA	+1	2,410
2	San Francisco, CA	+2	1,219
3	New York, NY	+1	816
4	Chicago, IL	+1	724
5	Washington, DC	+2	504
6	Seattle, WA	+1	432
7	Lincoln, NE	+1	423
8	San Diego, CA	+2	336
9	Boston, MA	+2	236
10	Portland, OR	+2	179

lower inbound   higher inbound 



Source: **REDFIN**



President Announces Texoma Semiconductor Tech Hub



Property Located Here

Where semiconductors are now made in America

There are 70 plants in the U.S. making semiconductors of varying sizes, including 15 in Texas. GlobalWafers' existing Sherman plant and its new factory produce silicon wafers used to make semiconductors. Sherman also is home to an Apple supplier that makes facial recognition chips. Texas Instruments, Samsung and Intel all announced plans in the last year to build new U.S. chip plants.

Wafer size in millimeters used by plants to make semiconductors

- 50
- 100
- ★ 150
- 200
- ◆ 300

Wafer size not identified

-

Wafer size in millimeters produced by plant

- ◇ 300

Apple facial-recognition chip



SOURCE: Semiconductor Industry Association

Staff Graphic

Texas Instruments 400 Acre Campus Completion Date 2025



In The News

The Dallas Morning News

How Sherman is making itself into an epicenter of the U.S. semiconductor universe

The historic North Texas city landed two multibillion-dollar semiconductor projects in less than a year.

Finisar proposes \$3 billion Sherman expansion for new facility



Sherman is the Silicon Prairie of Texas

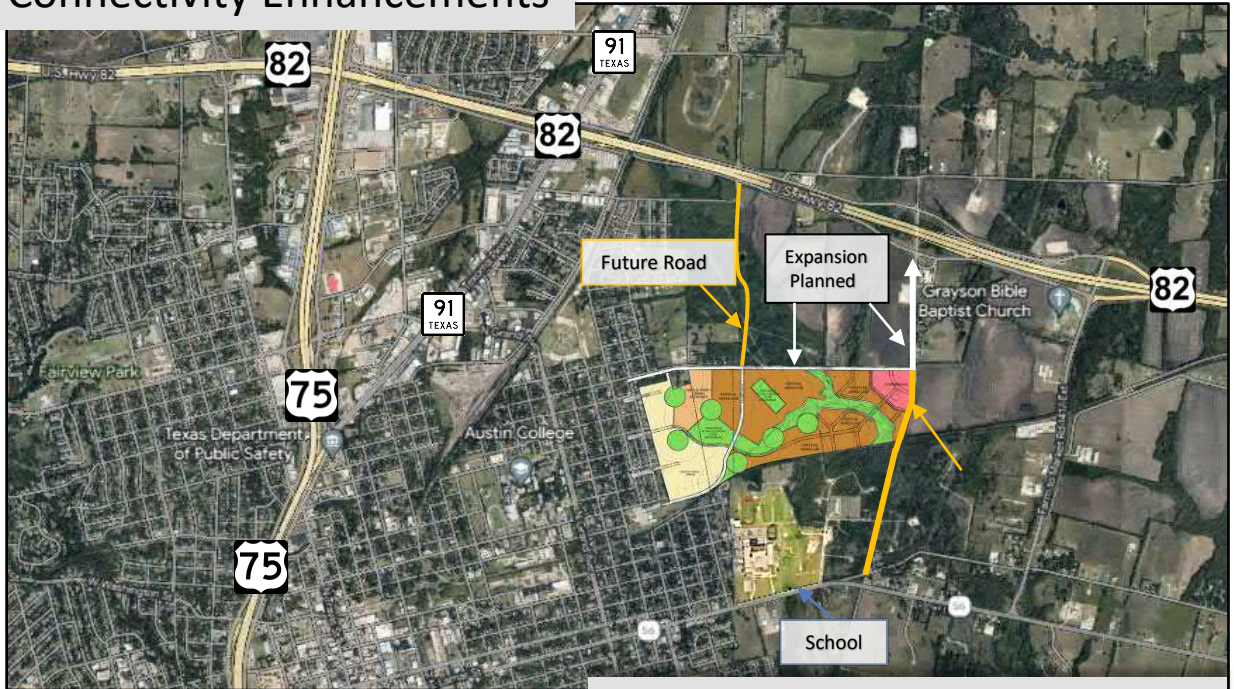


Texas Instruments Chairman, President and CEO Rich Templeton (center); Texas Governor Greg Abbott; and Sherman Mayor David Plyler, along with company leaders, participate in a groundbreaking ceremony in May 2022 for TI's new 300-mm semiconductor wafer fabs in Sherman, Texas.



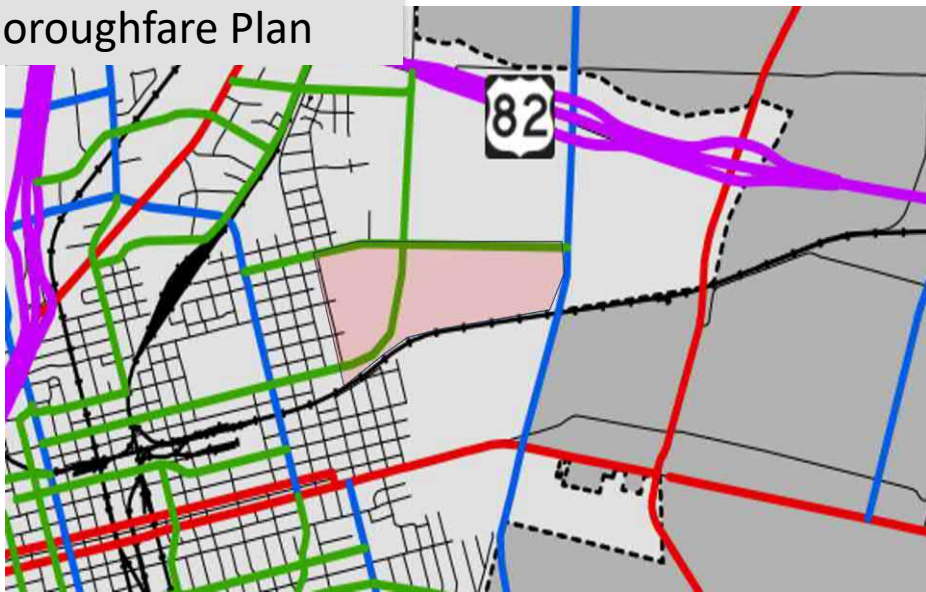
SEDco Projects 2022-2024	Investment	Jobs
Texas Instruments	\$30,000,000,000.00	3,200 New
300-mm Wafers		
Global Wafers USA	\$5,000,000,000.00	1,500 New
300-mm Silicon Wafers		
GlobleTech	\$100,500,000.00	214 Retained
Silicon carbide (SiC) deposition on silicon wafers		
Coherent (Formerly II-VI)	\$53,000,000.00	150 New
Vertical Cavity Surface Emitting Laser (VCSELs)		
Tyson Fresh Meats	\$32,000,000.00	1,700 Retained
Beef & Pork		
Sunny Delight	\$30,060,000.00	74 New
Beverages		
Tokyo Electron	\$10,000,000.00	100 New
Semiconductor Equipment Supplier		
Arctic Bracing	\$3,000,000.00	16 New
Post operative and conservative care external medical devices		
Persys Engineering	\$2,000,000.00	20 New
Decontamination and cleaning services for semiconductors		
Eaton B-Line	\$1,990,096.00	35 New, 283 Retained
Metal Enclosures		
Big Girl Spa	\$406,500.00	30 New, 1 Retained
Bathtub Footrests		
Jade United	\$241,800.00	3 New, 3 Retained
General freight transporting services		
Taylor'd Trends	\$160,959.95	11 New, 7 Retained
E-Commerce Women's Clothing, Accessory Distributor		
Commissary Express	\$150,000.00	23 Retained
Food and hygiene commissary products		
The Charlotte Letter	\$128,524.00	10 New
Adaptive apparel for children with special medical needs		
Quality Ingredients	\$118,000.00	5 New
Corn tortilla preservatives		
TOTAL 2022-2023	\$35,133,255,914.95 Investments	5,154 New; 2,231 Retained

Connectivity Enhancements



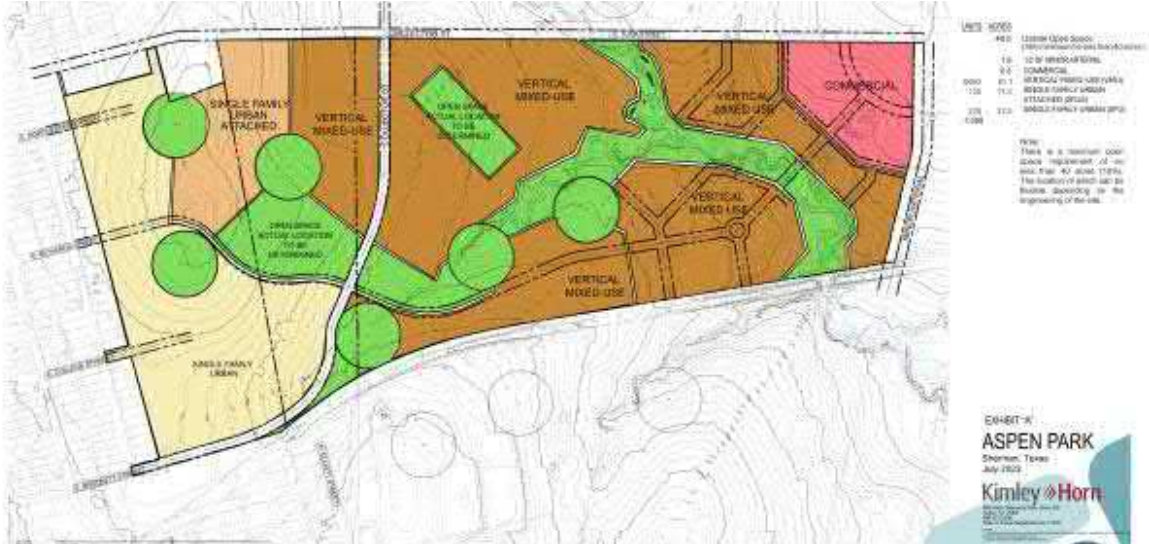
Highway 82 Connectivity Plans

Future Thoroughfare Plan



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Vertical Mixed Use				
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@ 65-85	u/ac			
		91.1	acres	


Chart 1: Building Requirements, Single Family Urban District

1. Minimum Requirements for Lot Area, Width and Setback		Lot area: 4,000 sq ft
		Lot width: 40'
		Lot depth: 90'
		Front setback (front-loaded garage): 20' (garage); 10' (building)
		Front setback (rear-loaded garage): 10'
		Rear setback (front-loaded garage): 10'
		Rear setback (rear-loaded garage): 20'
		Side setback (of corner lot): 5' or 0'/10' (15')
2. Other Regulations	(a) Floor Area	Total floor area shall not be less than 1,000 square feet.
	(b) Landscaping Requirements	1. Refer to Subsection 14.04.006 City of Sherman Zoning Ordinance for landscaping requirements. 2. Lots have setbacks of ten (10) or less no front yard trees shall be required. 3. Lots having building setbacks of greater than (10) feet one (1) front yard tree shall be required.

Chart 2: Building Requirements, Single Family Urban Attached District

1. Minimum Requirements for Lot Area, Width and Setback		Lot area: 1200 sq. ft.
		Lot width: 20'
		Lot depth: 60'
		Front setback (front-loaded garage)
		1. Lots width of 25' or more: 20'
		2. Lots less than 25' wide shall not have front loaded garages.
		Front setback (rear-loaded garage): 10'
		Rear setback (front-loaded garage): 15'
2. Other Regulations		Rear setback (rear-loaded garage): 20'
		Street side setback: 15'
		Interior side setback: 0'
	(a) Maximum Building Length	The maximum allowable building length shall not exceed 20 homes in a row.
	(b) Landscaping Requirements	1. Refer to Subsection 14.04.006 City of Sherman Zoning Ordinance for landscaping requirements;
		2. Lots have setbacks of ten (10) or less no front yard trees shall be required.
		3. Lots having building setbacks of greater than (10) feet one (1) front yard tree shall be required.

Chart 3: Building Requirements for Vertical Mixed Use Building, Vertical Mixed Use District

1. Minimum Requirements for Lot Area, Width and Setback		Lot area: 8,000 sq ft
		Lot width: 80'
		Front setback: 12'
		Side setback: 0'
		Rear setback: 10'
	(a) Floor Area Minimum, Dwelling	Efficiency Unit: 430 sq ft per unit
		One-Bedroom Unit: 500 sq ft per unit
		Two or more bedroom unit: 750 sq ft per unit
	(b) Building Area	The maximum allowable building area, including main and accessory buildings, shall not exceed 80% of the gross area of the lot or tract of land.
	(c) Height Regulations	1. No building shall exceed 80'.
		2. An additional 10-foot front yard setback is required for that portion a structure over 60' in height.
	(d) Parking Regulations	Parking lots must be located behind front building facades or inside of the building itself.
	(e) Maximum Density	1. 65 dwelling units per net acre, single use
		2. 85 dwelling units per net acre, mixed-use
	(f) Minimum Building Separation	1. If project is a wrap, podium, or similar more urban style development with alternate access to parking, the setbacks and building separation may be on 0' on the "interior" lot lines of the project.

Chart 4: Building Requirements for C-1 (Retail Business) District

1. Minimum Requirements for Lot Area, Width and Setback		Lot area: 8,000 sq ft
		Front setback:
		1. 10' if no parking occurs between the building and R.O.W; 2. 25' if parking occurs between the building and R.O.W.
		Side setback: 0'
2. Other Regulations	(a) Building Area	The maximum allowable building area, including main and accessory buildings, shall not exceed 80% of the gross area of the lot or tract of land.
	(b) Parking Regulations	1. Parking lots must be located behind front building facades or inside of the building itself. 2. Refer to Section 4.5 Parking.