



Sherman NEW HOMES GUIDE

YOUR INSIDER LOOK AT SHERMAN'S
FASTEST-GROWING NEIGHBORHOODS



WHAT'S INSIDE

Your step-by-step guide to Sherman's hottest new neighborhoods and how to buy with confidence.

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A little about me

Hi! I'm Amanda Phillips — a long-time Sherman local and Realtor with a passion for helping families and individuals find their perfect place in one of North Texas's fastest-growing cities.

Having lived here for over 20 years, I've seen firsthand how Sherman has transformed with exciting new neighborhoods, schools, and amenities. That's why I specialize in new construction homes — guiding you through the process from touring model homes to negotiating builder incentives and ensuring you get the best deal possible.

Buying new can feel overwhelming — but with the right agent by your side, it's an exciting and rewarding journey. My goal is to make sure you feel confident, informed, and excited about calling Sherman home.

📱 Want to explore Sherman's newest communities? Scan the QR code to book your FREE Discovery Call — let's talk about your goals, the neighborhoods that fit your lifestyle, and how to make your move seamless.



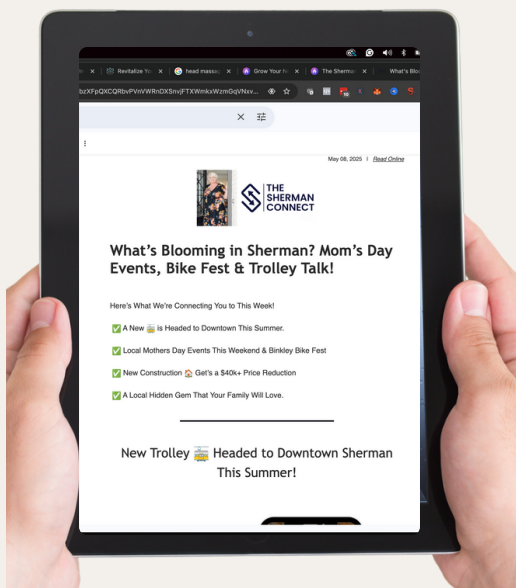
SCAN ME



Your Connection to the Sherman Community

Sign up to receive my weekly newsletter featuring all things Sherman! Stay up on upcoming events, new businesses to town and more!

[Click here to sign up](#)



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Explore Sherman's Top New Construction Communities

- Bel Air Village
 - The Grove
 - Estates At Baker Park
 - Three Oaks
 - Heritage Ranch
 - Pebblebrook
 - Hanolley Hills
 - Hidden Meadows
 - Westmoor
 - Luella Crossing
 - Canyon Creek Estates
 - Sweetwater Springs
-

The #1 Mistake Buyers Make With New Homes

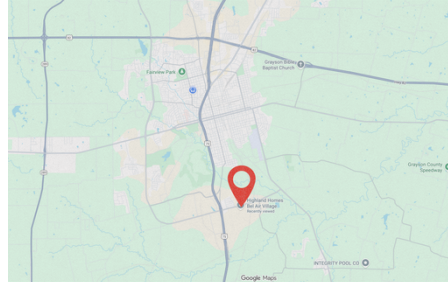
⚠ Don't Go to a Model Home Alone

Why You Need an Agent in New Construction

- 🔑 Protects your interests (not the builder's)
- 📄 Reviews contracts, timelines & warranties
- 💰 Negotiates upgrades & builder incentives
- 🚫 Helps avoid hidden costs & surprise fees
- 🏠 Guides you from lot selection to closing
- 📈 Advises on resale value for smart investment
- ✅ Best part? The builder pays my fee — not you!

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Bel Air Village



Location & Overview

Bel Air Village is a premier 300+ acre master-planned community in Sherman, just east of Highway 75, designed to blend modern amenities with natural beauty and family-friendly living.

🔑 Key Stats & Builders

Builders: DR Horton, Highland Homes, Chesmar Homes

Floorplans: 3-4 bedrooms, 2-3.5 bathrooms

Price Range: Starting in the upper \$200s

🌳 Lifestyle & Amenities

10+ miles of scenic walking trails

Community parks & wide green spaces

Outdoor fitness areas & dog park

Planned retail & urban-style mixed-use spaces

💡 Why Buyers Love It

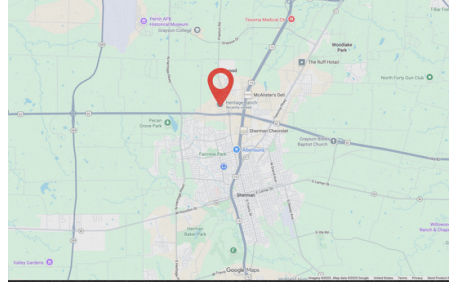
Bel Air Village delivers the best of both worlds: modern home designs and a walkable, connected lifestyle. With trails, parks, and community amenities, it's one of Sherman's most attractive destinations for new homebuyers.

🌟 Pro Tip

Choose lots near parks or along the trail system — they tend to hold stronger resale value and appeal to active families.

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Heritage Ranch



Location & Overview

Heritage Ranch is a 440-acre master-planned community in Sherman, located west of US 75 at the intersection of FM 1417 and US 82. With beautiful home designs and thoughtful planning, it's set to become one of Sherman's most in-demand neighborhoods.

🔑 Key Stats & Builders

- Over 750 single-family homes planned
- Builders: Highland Homes and K. Hovnanian Homes
- Lot sizes: 40' x 120', 50' x 120', and 60' x 120'
- Prices starting from the high \$200s

🌳 Lifestyle & Amenities

- Parks, ponds, and scenic walking trails throughout the community
- Large green spaces and gathering areas for families
- Future mixed-use retail and commercial space for added convenience
- Parker Elementary — a brand-new on-site elementary school opening for the 2025-26 school year

💡 Why Buyers Love It

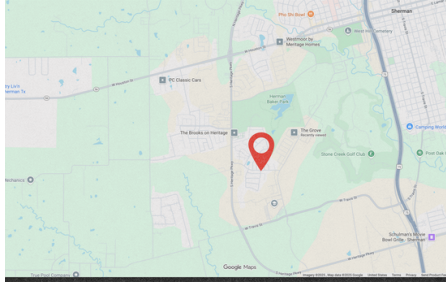
Heritage Ranch blends modern living with small-town charm. Families love the outdoor amenities and the ability to walk to a brand-new school, while buyers appreciate the variety of home sizes and builder options.

🌟 Pro Tip

If schools are a priority, homes within walking distance to Parker Elementary will likely see stronger long-term demand and resale value.

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The Grove/Pebblebrook



Location & Overview

Pebblebrook and The Grove are two connected, family-friendly communities in Sherman, located off FM 1417 with quick access to schools, parks, and downtown. Known for their affordability and welcoming atmosphere, these neighborhoods are popular with first-time buyers and families looking for a sense of community.

Key Stats & Builders

- Builders include locally recognized and regional builders offering a variety of floor plans
- Homes typically range from 3-4 bedrooms
- Price Range: Starting in the mid \$200s, making it one of Sherman's more affordable new home areas

Lifestyle & Amenities

- Sidewalk-lined streets, community green spaces, and neighborhood parks
- Easy access to nearby Sherman schools, including Sherman High School
- Quick drive to shopping, dining, and major roadways for commuters

Why Buyers Love It

Pebblebrook and The Grove are perfect for buyers seeking affordable new homes without sacrificing location or lifestyle. With schools and parks close by, plus a family-friendly atmosphere, these neighborhoods check a lot of boxes for growing households.

Pro Tip

Homes near park entrances or within walking distance to schools tend to sell faster and appeal to young families — a smart choice for long-term value

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The Home Search

Whether you're planning to buy or rent, I'm here to help you find the perfect place to call home. Here's how we can kick off your home search:



01

Schedule a relocation consultation

Let's begin with a personalized consultation to discuss your relocation plans, preferences, and budget. Scan the QR Code to book a FREE discovery call.

SCAN ME



02

Get set up on an automated MLS search

I'll create a personalized search for you through the MLS (Multiple Listing Service), where you'll receive listings before they hit popular sites like Zillow. This way, you'll be among the first to know about new properties that meet your criteria.

03

Access to off-market listings

Beyond what's listed online, I'll also leverage my real estate network to keep an eye on exclusive off-market listings that might be a perfect fit for you.

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Your Connection to the Sherman Community

If you ever have questions or are looking for a local recommendation, I'm here for you! Don't hesitate to reach out or send me a message!

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For the skinny on Sherman, follow me on IG or FB

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