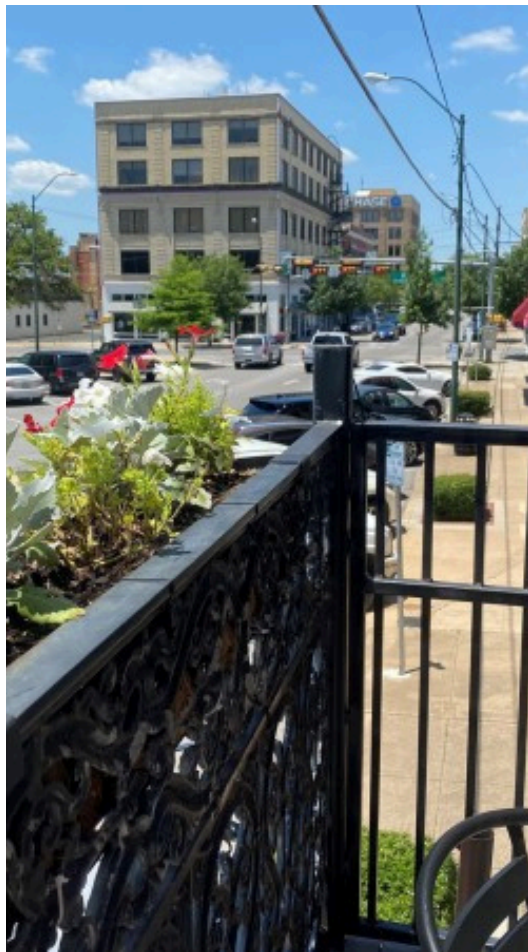




Living Like A LOCAL

IN SHERMAN, TX

A little about me

Hi! I'm Amanda Phillips – a long-time Sherman local and Realtor with a deep love for North Texas, especially this incredible community I call home.

Having watched Sherman grow and evolve over the years, I've developed a real passion for helping others discover everything that makes this area special – from hidden gems and new developments to the small-town charm that never fades.

Whether you're looking for your next favorite coffee shop, a weekend event for the family, or the perfect neighborhood to settle down, I'm here to help you feel at home in Sherman.

Want to talk? Scan the QR code to book your FREE Discovery Call. We can discuss Sherman, your goals and anything else!



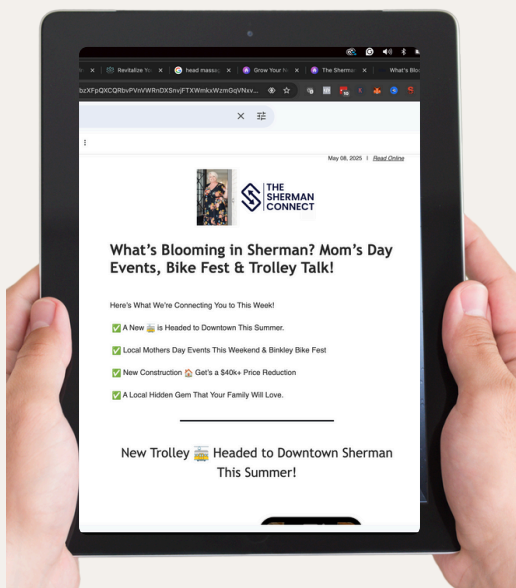
SCAN ME



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](#)



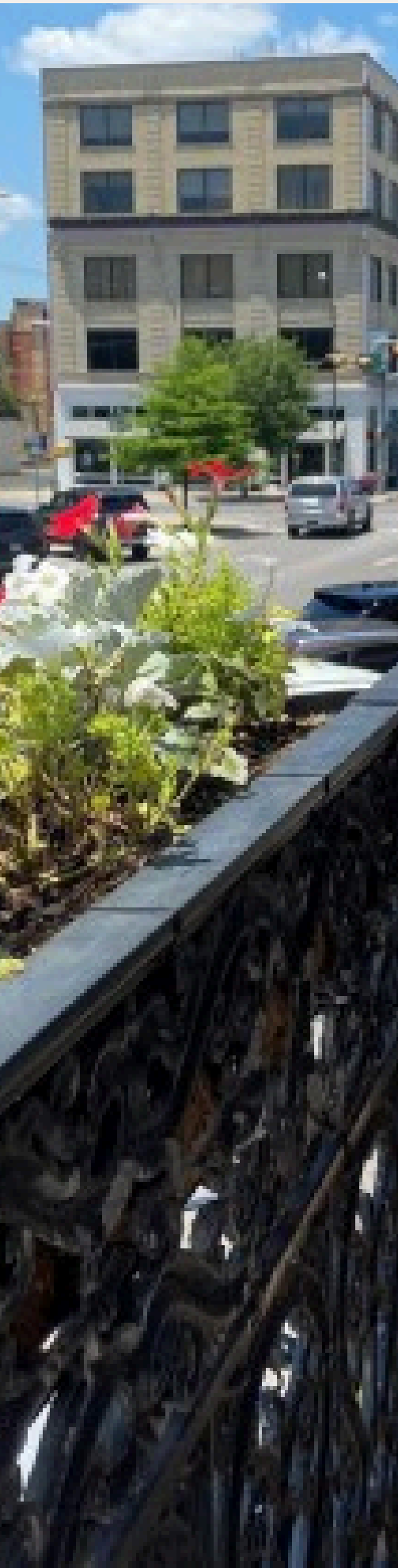
Get to know Sherman

QUICK FACTS

- Known for: Historic downtown, growing tech hub, new construction communities
- Nickname: "The Gateway to North Texas"
- Location: 1 hour north of Dallas

DEMOGRAPHICS

- 45,000 + residents & growing
- Median age: 33
- County Seat: Grayson County
- Major Employers: Texas Instruments, GlobiTech, Sherman ISD



Sherman *Coffee & Bakeries*

COFFEE

- The White Rabbit Coffee House
- CJ's Coffee Cafe
- Coffee Obsessed & Blessed
- Dutch Bros

BAKERIES

- Mom's Bakery
- The Ya-Hoo! Baking Company
- Panaderia Gloria





Sherman *Breakfast & Lunch*

BREAKFAST

- Eggsquisite Cafe
- Sweetberries Cafe
- Lupe's Tamales
- Little Store & Kitchen
- IHOP

LUNCH

- Sage Cafe
- Pho Shi Bowl
- La Piazza
- Tracks
- Cellarman's Pub & Brewery
- Mg's Burgers



Sherman *Dinner*

UPSCALE

- The Library Bar & Grill
- La Piazza

CASUAL

- City Limits
- The Post Restaurant
- Crazy Thai
- Rendezvous Bar & Grill
- Catrina's Cocina & Tequila Bar
- Texas Road House

Sherman *Dinner*

DINNER - KID FRIENDLY

- Mg's Burger
- The Post Restaurant
- City Limits
- Schulman's Movie Bowl Grille
- Chucky Cheese

DINNER - UNIQUE

- 903 Brewers (beer + bites + live music)
- Cackle & Oink BBQ
- City Limits
- Mg's Burgers
- Cellarman's Pub & Brewery



Sherman *Sweet Treats*

ICE CREAM

- Menchies Frozen Yogurt
- Braums
- Cold Stone Creamery
- Deli Deli Paeteria Ice Cream Shop

NOT ICE CREAM

- Momo's Donuts
- 903 Donuts
- Sweetberries
- Mom's Bakery



A vertical photograph on the left side of the page shows a hand placing a sprig of baby's breath flowers into a glass filled with a white, frothy beverage. The glass is a coupe style with a textured pattern. The background is dark and out of focus.

Sherman *Adult Beverages*

BREWERIES

- 903 Brewers
- Cellarman's Pub & Brewery

COCKTAILS & EXPERIENCES

- Ash & Barrel
- The Post
- The Milieu Wine Bar
- Rendezvous Bar & Grill
- The Wig & Gavel Pub

Things to do in Sherman



- Stroll through Sherman Baker Park
- Hike at Peckham Grove Park
- Pickleball at Fairview Park
- Walk historic Travis Street
- Shop downtown



- Sherman Museum
- Schulman's MBG (arcade, movies, bowling)
- Sherman Public Library
- Painting with a Twist
- Downtown shops & antique stores

Things to do in Sherman

KIDS

- Playground at Fairview Park
- Indoor arcade at MBG
- Craft time at Painting with a Twist
- Events at Sherman Library

TEENS

- Bowling or movies at Schulman's
- Hang at Canes or Town Center
- Escape room in Downtown
- Local concerts/events downtown





Working out in Sherman

YOGA / PILATES / BARRE

- Texoma Specially Counseling & Wellness
- Nautilus Family Fitness
- Ability Pilates & Yoga
- Inner Balance Yoga

GYM / WEIGHTLIFTING / HIIT

- Nautilus Family Fitness
- Nautilus Family Fitness West
- USA Strength Barbell Club
- Planet Fitness



Dog-Friendly Sherman

PARKS

- Fairview Park
- Herman Baker Park
- Pecan Grove Park

ESTABLISHMENTS

- Cellarman's Pub & Brewery (Patio)
- 903 Brewers (Patio)
- The Post (Patio)
- PetSmart
- Petco

Recurring Events

COFFEE WITH THE MAYOR

Downtown Sherman NOW invites the community to gather for great coffee and great conversation at Coffee With the Mayor on the first Friday of each month

FARMER'S MARKET

Sherman Farmer's Market

- Saturdays downtown (seasonal)
- Local produce, baked goods, handmade items

ANNUAL PARADES

- Christmas Parade
- Lights on the Lake (July 4th)
- Sherman Arts Festival (fall)





Weekend Itineraries

FOR THE ADVENTURER

- Kayak at Lake Texoma
- Hike at Eisenhower State Park
- Attend live music at 903 Brewers

FOR THE FOODIE

- Breakfast at Sweetberries
- Lunch at Sage Café
- Craft dinner & drink at The Library Bar
- Wine at The Milieu Wine Bar

FOR THE LEISURE LOVER

- Morning coffee at CJ's
- Shopping in Downtown
- Sunset at Herman Baker Lake

FOR THE SPORTS FAN

- High school football at Bearcat Stadium
- Sherman Shadow Cats Baseball
- Join an adult league at the Parks Department

Why I love Sherman

LIVING IN SHERMAN

I love living in Sherman because it has that perfect small-town charm with big-city conveniences. The community is friendly, the pace is peaceful, and there's always something new popping up—from local shops to exciting developments.

WHAT I LOVE MOST

- Exploring Local Museums: The Sherman Jazz Museum and The Sherman Museum provide rich insights into music history and local heritage.
- Outdoor Adventures: Herman Baker Park is perfect for hiking and enjoying nature.
- Community Events: Participating in events like the Sherman Celtic Festival and Highland Games adds a unique cultural touch to weekends



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.



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!

Phone: 903.267.9704

Email: aphillipsrealtor@gmail.com



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

Follow me on Instagram for the latest real estate news, local intel, restaurant reviews, favorite spots, upcoming events, and more!

@SHERMANTXCONNECT

