



# SHERMAN TOWN CENTER

Pad Sites, Inline Space, and End Caps Available for Sale or Lease

NWQ and SWQ of I-75 and Loy Lake Road | Sherman, Texas

**Meredith McLeod-Cobb | 281.477.4300**

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation

# SHERMAN TOWN CENTER

# PROJECT HIGHLIGHTS

SHERMAN, TEXAS



**27%**  
POPULATION  
GROWTH  
WITHIN 20 MILES  
2010-2020

2010 Census, 2020 Estimates with  
Delivery Statistics as of 04/21



**\$74K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 20 MILES



**582,969**  
CURRENT  
POPULATION  
IN TRADE AREA



“SHERMAN IS GOING TO **CONTINUE TO GROW.**”

SOURCE: JOHN RUGGIERI,  
HOEFFER WYSOCKI V.P. DIRECTOR OF URBAN DESIGN

**MAJOR  
AREA  
RETAILERS**



MEREDITH MCLEOD-COBB  
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70%  
OWNER-OCCUPIED  
HOUSING UNITS  
WITHIN 20 MILES



**LARGEST REGIONAL SHOPPING CENTER**  
BETWEEN DALLAS AND OKLAHOMA CITY

**DESTINATION SPOT FOR DINING, SHOPPING, AND ENTERTAINMENT**  
FOR NORTH TEXAS AND SOUTHERN OKLAHOMA

CENTER INCLUDES **MAJOR NATIONAL RETAILERS:**  
TARGET, PETCO, ROSS, WALMART SUPERCENTER, AND HOME DEPOT

**AVAILABLE:**  
1.13-ACRE PAD SITE  
35,000-SF RETAIL SPACE  
4,600-SF END CAP  
1,845-SF END CAP







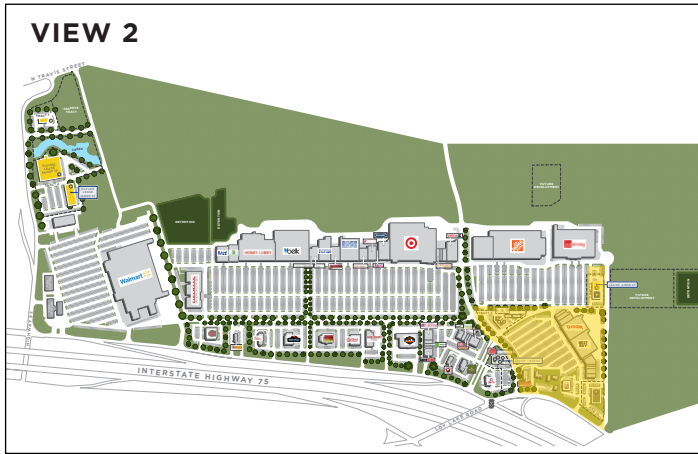
KEY	BUSINESS	LEASE AREAS
1	Available Pad For Sale	49,312 SF
2	Future Lease	35,000 SF
3	Future Lease	12,600 SF



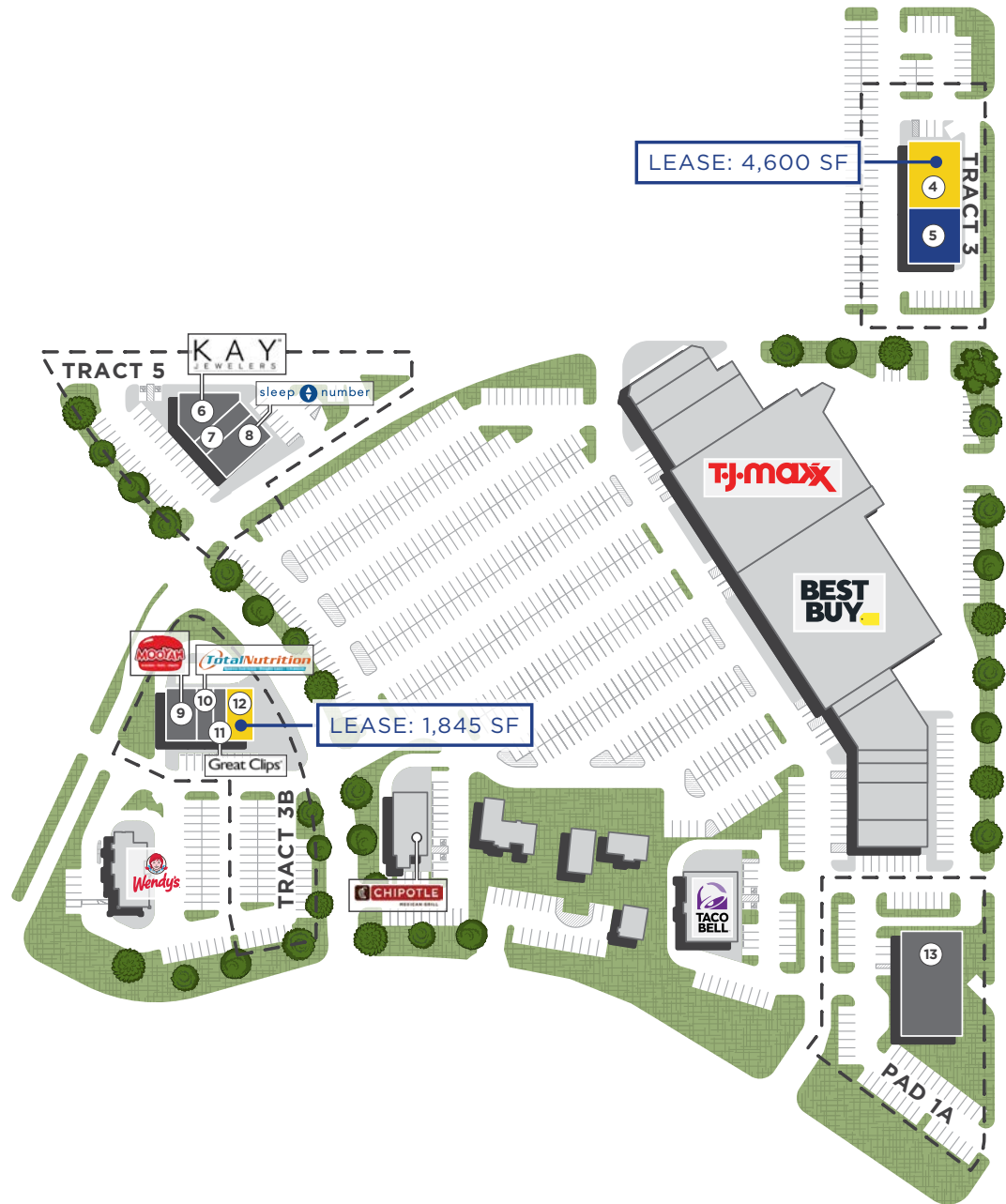
AVAILABLE
  LEASED
  IN NEGOTIATION
  NOT A PART



06.21 | 12.19



KEY	BUSINESS	LEASE AREAS
4	Available For Lease	4,600 SF
5	Proposed Aria Nails	3,800 SF
6	Kay Jewelers	2,555 SF
7	Nail Salon	1,395 SF
8	Sleep Number	2,450 SF
9	Mooyah Burgers	2,100 SF
10	Total Nutrition	1,155 SF
11	Great Clips	900 SF
12	Available For Lease	1,845 SF
13	Select ER	8,400 SF



AVAILABLE
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  NOT A PART







# DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 04/21



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POPULATION	5 MILES	10 MILES	20 MILES	TRADE AREA
Current Households	21,472	37,767	65,877	235,948
Current Population	53,473	94,444	165,788	582,969
2010 Census Population	44,235	78,138	132,945	506,655
Population Growth 2010 to 2020	25.11%	23.87%	27.07%	18.21%
2020 Median Age	34.6	37.1	39.4	38.9
INCOME	5 MILES	10 MILES	20 MILES	TRADE AREA
Average Household Income	\$68,804	\$71,525	\$74,307	\$71,509
Median Household Income	\$57,723	\$59,538	\$62,086	\$55,845
Per Capita Income	\$26,561	\$27,522	\$28,515	\$27,654
RACE AND ETHNICITY	5 MILES	10 MILES	20 MILES	TRADE AREA
White	70.43%	75.60%	80.48%	75.29%
Black or African American	10.40%	8.86%	6.00%	5.77%
Asian or Pacific Islander	2.57%	2.13%	1.60%	1.10%
Other Races	15.04%	11.70%	9.97%	12.55%
Hispanic	21.56%	17.12%	13.34%	10.31%
CENSUS HOUSEHOLDS	5 MILES	10 MILES	20 MILES	TRADE AREA
1 Person Household	29.31%	27.36%	25.57%	26.80%
2 Person Households	32.79%	34.19%	35.98%	35.44%
3+ Person Households	37.91%	38.46%	38.44%	37.76%
Owner-Occupied Housing Units	57.90%	64.26%	70.41%	70.10%
Renter-Occupied Housing Units	42.10%	35.74%	29.59%	29.90%

# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW** (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement.

An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who

will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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