

# SHERMAN TOWN CENTER

Pad Sites Available for Lease or Sale

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

COMING SOON:



order pickup

 NewQuest

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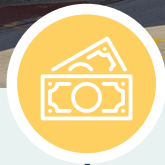


# Project Highlights



**22%**  
POPULATION  
GROWTH  
WITHIN 20 MILES  
FROM 2020 TO 2024

2020 Census, 2024 Estimates with Delivery Statistics as of 10/24



**\$96K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 20 MILES



**179K**  
CURRENT  
POPULATION  
WITHIN 20 MILES

## STRONG RESIDENTIAL GROWTH

24% HOUSING GROWTH FROM 2020 TO 2024  
WITHIN A 20-MILE RADIUS

70,759 CURRENT HOUSEHOLDS WITHIN TRADE AREA

Regis Estimates as of Q3 2024





# Project Highlights



**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 TO 5-AC PAD SITES**









TxDot Traffic Counts as of 2024 10.24 | 10.24



AVAILABLE

LEASED

IN NEGOTIATION

NOT A PART

# Site Plan

KEY	BUSINESS	AREAS
1	Available Pad For Sale	49,312 SF
2	Available Pad For Lease	3-5 Acres
3	Available Pad For Lease	1 Acre
4	Kay Jewelers	2,555 SF
5	Nail Salon	1,395 SF
6	Sleep Number	2,450 SF

KEY	BUSINESS	AREAS
7	Mooyah Burgers	2,100 SF
8	Total Nutrition	1,155 SF
9	Great Clips	900 SF
10	Crumbl Cookies	1,845 SF
11	Valvoline	1 Acre
12	Texoma Medical Center ER	8,400 SF



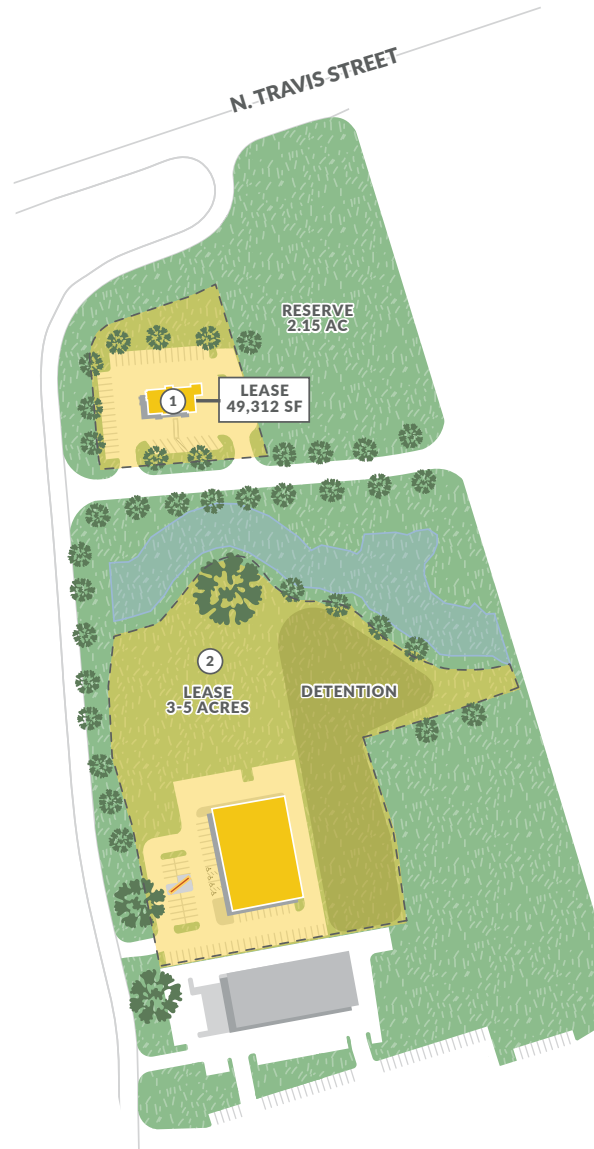
10.24 | 08.24



## VIEW 1



KEY	BUSINESS	AREAS
1	Available Pad For Sale	49,312 SF
2	Available Pad For Lease	3-5 Acres



10.24 | 08.24



AVAILABLE

LEASED

IN NEGOTIATION

NOT A PART

# Site Plan

VIEW 2



KEY	BUSINESS	AREAS
3	Available Pad For Lease	1 Acre
4	Kay Jewelers	2,555 SF
5	Nail Salon	1,395 SF
6	Sleep Number	2,450 SF
7	Mooyah Burgers	2,100 SF
8	Total Nutrition	1,155 SF
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10.24 | 08.24







# Demographics



## POPULATION

	5 MILES	10 MILES	20 MILES
Current Households	23,318	40,475	70,759
Current Population	58,209	101,920	179,367
2020 Census Population	49,552	86,685	146,857
Population Growth 2020 to 2024	17.47%	17.58%	22.14%
2024 Median Age	35.4	37.1	39.4

## RACE AND ETHNICITY

	5 MILES	10 MILES	20 MILES
White	67.30%	71.78%	76.59%
Black or African American	9.78%	8.65%	6.02%
Asian or Pacific Islander	2.98%	2.22%	1.55%
Other Races	18.45%	15.85%	14.03%
Hispanic	20.88%	18.02%	15.52%

## INCOME

	5 MILES	10 MILES	20 MILES
Average Household Income	\$85,406	\$87,394	\$96,115
Median Household Income	\$66,084	\$67,988	\$72,182
Per Capita Income	\$33,045	\$34,012	\$37,536

## CENSUS HOUSEHOLDS

	5 MILES	10 MILES	20 MILES
1 Person Households	27.67%	26.92%	26.64%
2 Person Households	34.85%	35.32%	35.32%
3+ Person Households	37.48%	37.77%	38.04%
Owner-Occupied Housing Units	52.33%	58.81%	66.80%
Renter-Occupied Housing Units	47.67%	41.19%	33.20%

2020 Census, 2024 Estimates with Delivery Statistics as of 10/24



# 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</b>	<b>420076</b>	<b>-</b>	<b>281.477.4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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
<b>Josh Friedlander</b>	<b>526125</b>	<b>jfriedlander@newquest.com</b>	<b>281.477.4381</b>
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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