



TEXOMA PLACE

📍 2007-2011 Texoma Pkwy, Sherman, TX 75090

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QUICK FACTS

🏠 +/- 53K SF
➡ TOTAL SQ FT

✂ 5.77 AC
📏 LOT SIZE

🔧 1976
📅 YEAR BUILT

💰 \$196K
💵 NOI

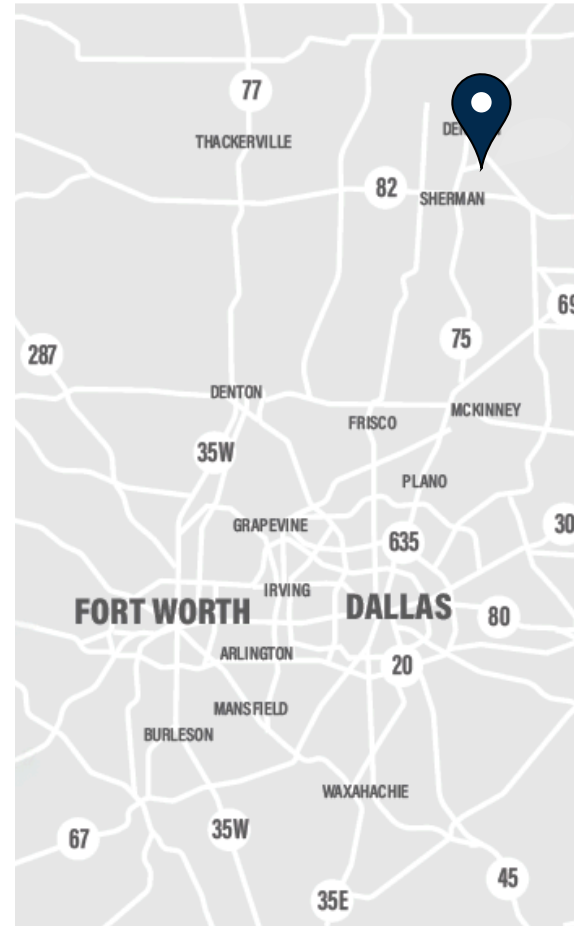
HIGHLIGHTS

- **3-Building Office:** 63% Occupancy | ~18,000 SF Available for Lease-Up
- **Value-Add Opportunity:** Lease-up of vacant space projected to drive NOI to \$260,000+.
- **Qualified Opportunity Zone:** Federal QOZ designation offers significant capital gains tax incentives for eligible investors
- **Premier Location:** Fronting Texoma Pkwy — Sherman's highest-traffic corridor and primary retail destination for the broader Texoma market
- **Diverse Tenant Mix:** Stable, multi-tenant occupancy minimizes rollover risk and provides immediate cash flow
- **High-Growth Submarket:** Sherman-Denison is among the fastest-expanding markets in North Texas, driven by Texas Instruments' \$30B chip manufacturing campus and accelerating population growth
- **Repositioning Optionality:** Three-parcel assemblage provides flexibility for phased lease-up, redevelopment, or long-term hold strategy

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	6,110	38,697	54,673
Average HH Inc	\$60,713	\$80,493	\$84,434
Households	2,250	14,604	21,008

**2025 CoStar Estimates*



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EXTERIOR PHOTOS

2009



2007



2011



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INTERIOR PHOTOS



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AERIAL



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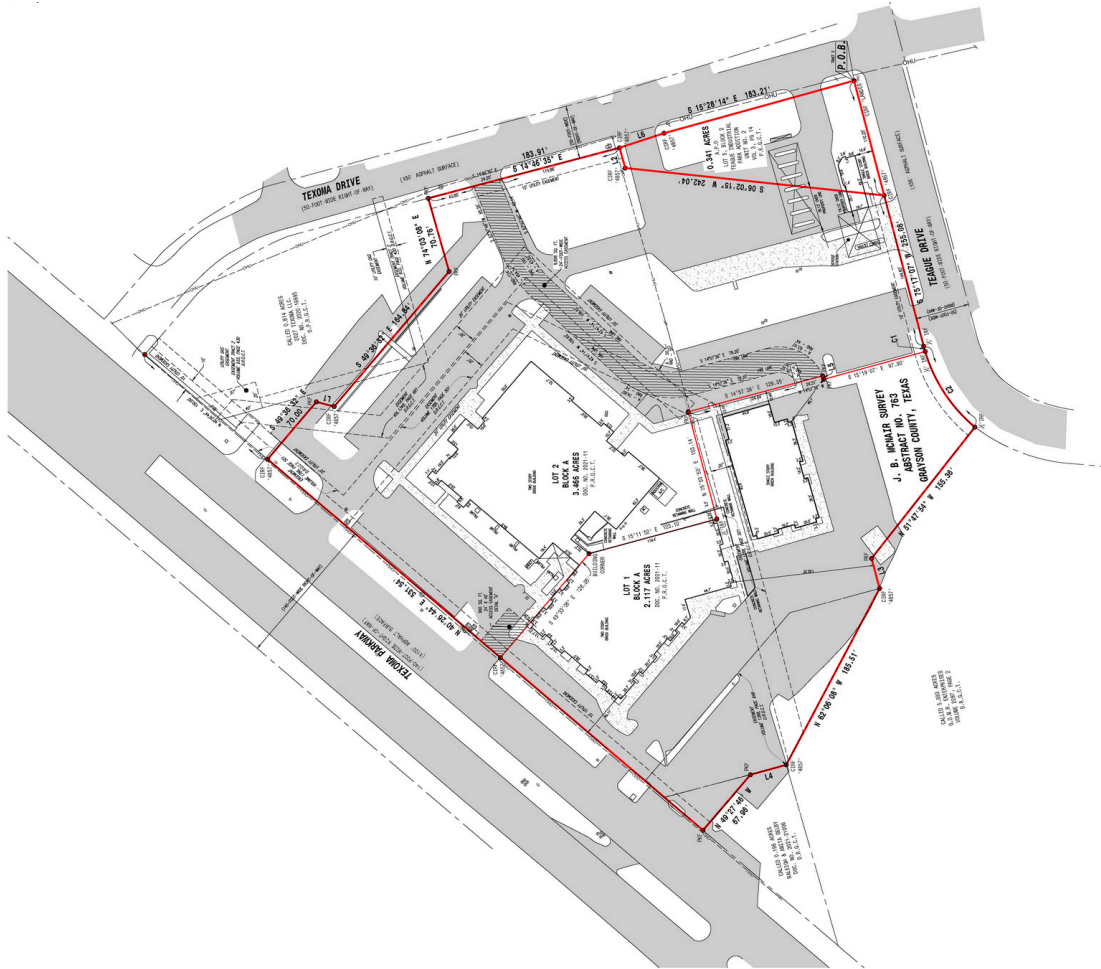
SITE PLAN



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SURVEY



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OPEX 2025

#	Category	Line Item	Annual Amount	% of Total	Notes
FIXED OPERATING EXPENSES					
1	Insurance	Property & Liability Insurance	\$29,180.18	12.4%	
2	Landscape	Landscaping & Grounds Maintenance	\$7,450.00	3.2%	
3	Property Management	Property Manager Management Fee	\$20,747.04	8.8%	
4	Property Taxes	Real Estate / Ad Valorem Taxes	\$54,873.01	23.2%	
Subtotal — Fixed Operating Expenses			\$112,250.23	47.5%	
REPAIR & MAINTENANCE					
5	Repair & Maintenance	General Repair & Maintenance	\$2,370.11	1.0%	
6	Repair & Maintenance	Electric Repairs	\$200.00	0.1%	
7	Repair & Maintenance	Elevator Service & Maintenance	\$1,420.00	0.6%	
8	Repair & Maintenance	Fire System Service	\$650.00	0.3%	
9	Repair & Maintenance	HVAC Service & Repair	\$7,954.55	3.4%	
10	Repair & Maintenance	Janitorial Services	\$11,340.00	4.8%	
11	Repair & Maintenance	Plumbing Repairs	\$2,634.85	1.1%	
12	Repair & Maintenance	Roofing Repairs	\$5,850.00	2.5%	
Subtotal — Repair & Maintenance			\$32,419.51	13.7%	
UTILITIES					
13	Utilities	Electricity	\$69,165.00	29.3%	
14	Utilities	Natural Gas	\$9,813.19	4.2%	
15	Utilities	Water & Sewer	\$12,535.45	5.3%	
Subtotal — Utilities			\$91,513.64	38.7%	
TOTAL OPERATING EXPENSES — 2025			\$236,183.38	100.0%	

KEY EXPENSE METRICS		
Total Rentable SF	53,057 SF	
Total Operating Expenses	\$236,183.38	Full year 2025
Expense Per SF (\$/SF/Yr)	\$4.45/SF	53,057 RSF basis
Expense Per SF (\$/SF/Mo)	\$0.37/SF/Mo	Monthly equivalent
Fixed Expenses	\$112,250.23	47.5% of total
Repair & Maintenance	\$32,419.51	13.7% of total
Utilities	\$91,513.64	38.7% of total
Largest Single Expense	Property Taxes — \$54,873.01	23.2% of total



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.

2-10-2025



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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Structure Commercial, Ltd. 9001178 eric@structurecommercial.com 214-373-8300

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
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials _____ Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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