

# RETAIL SPACE AVAILABLE - THE SHOPS AT TAYLOR

SHERMAN, TX

2000 - 2032 N Loy Lake Rd, Sherman, TX 75090



**J. ELMER TURNER**  
"SINCE 1898"

**Logan Turner**  
[logan@jelmerturner.com](mailto:logan@jelmerturner.com)  
214.250.4578

**Mike Turner**  
[mike@jelmerturner.com](mailto:mike@jelmerturner.com)  
214.502.8020

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The retail space available within the Shops at Taylor is located in a high growth market and shadow anchored by strong credit tenants including Ollie’s, Planet Fitness, and Dollar Tree. HTeaO is coming soon to the outparcel as indicated on the aerial map within this brochure granting more tenant exposure. The shopping center is highly visible situated at the second most traveled intersection in the City of Sherman.



## SPACE AVAILABLE

1,334 – 8,030 sqft

Contact for more information

## TRAFFIC COUNTS

Hwy 91/Texoma Pkwy - 14,500/ per day

Hwy 82 - 18,150 / per day

Hwy 75 - 49,000 / per day

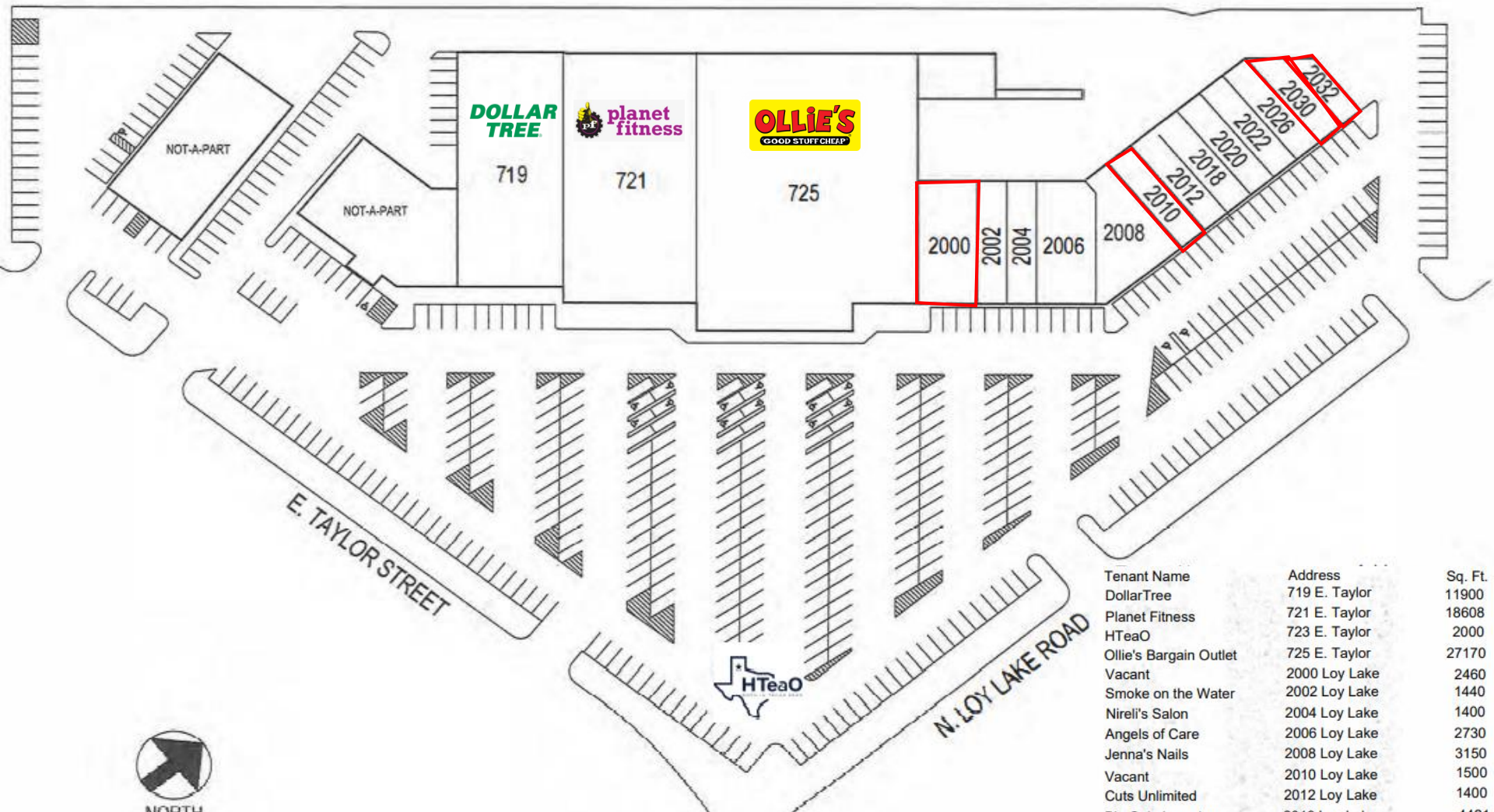
## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	6,050	35,000	46,500
# of Households	2,300	13,500	18,000
Average Income	\$40,500	\$58,000	\$61,700

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## SITE PLAN

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Tenant Name	Address	Sq. Ft.
DollarTree	719 E. Taylor	11900
Planet Fitness	721 E. Taylor	18608
HTeaO	723 E. Taylor	2000
Ollie's Bargain Outlet	725 E. Taylor	27170
Vacant	2000 Loy Lake	2460
Smoke on the Water	2002 Loy Lake	1440
Nireli's Salon	2004 Loy Lake	1400
Angels of Care	2006 Loy Lake	2730
Jenna's Nails	2008 Loy Lake	3150
Vacant	2010 Loy Lake	1500
Cuts Unlimited	2012 Loy Lake	1400
Big Coin Laundry	2018 Loy Lake	4421
Ja Makin Me Tan	2026 Loy Lake	1400
Vacant	2030 Loy Lake	1368
Vacant	2032 Loy Lake	1334



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AERIAL





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AERIAL



## PROXIMITY

The map shows the Sherman Independent School District area. A large blue circle highlights a specific region. Within this region, a red arrow points to a location labeled "SITE". The map includes various streets such as N Travis St, N Loop Lake Rd, E Lamberth Rd, E Taylor St, E Orange St, and E Sycamore St. There are also labels for "TMC Behavioral Health Center" and "Sherman Independent School District". A cluster of green and orange dots is visible near the center of the blue circle, and a red dot is located near the "SITE" label.

### 50. McEwen Jewelers



BUSINESS &gt; REAL ESTATE

## Semiconductor plants propel Sherman into a high-tech future

Sherman's population could double in the next five to 10 years, city officials say, and its development plan calls for 8,000 new homes.

SHERMAN — A small-town past and a cutting-edge future are colliding in Sherman.

In the past year, the city of 45,000 has landed two multibillion-dollar projects that will [cement its place as a semiconductor manufacturing hub](#). Taiwanese company GlobalWafers is building a \$5 billion silicon wafer plant, and [Texas Instruments is investing \\$30 billion](#) in a complex that will build the chips themselves.

Sherman has long punched above its weight in attracting high-tech manufacturers. Texas Instruments has a decades-long history there, and GlobalWafers subsidiary GlobiTech, which runs a plant applying a coating to silicon wafers, was founded there.

But the new projects are still a big deal. Even after big tax breaks for the companies, the plants represent hundreds of millions of dollars in taxable property value, boosting revenue for the city, its school district, Grayson County and Grayson College. City leaders hope to use their slice of the pie to invest in parks, infrastructure, police and firefighters.

Meanwhile, Sherman's population could double in the next five to 10 years, city officials say. The city has a development plan for 8,000 new homes.

"No longer is Sherman, Texas, a small, rural, pass-through town on your way out of the Metroplex to Oklahoma," local real estate agent Evan Martin wrote in an email.

More fast-food restaurants are coming to town. Mayor David Plyler hopes to see new premium restaurants join them as well as retailers like H-E-B, Costco and Trader Joe's.

The city has built a new high school, with facilities designed to prepare students for STEM careers — including at places like Texas Instruments.

"You're going to want to gear some of your curriculum, especially your career-force curriculum, into pathways that would lead them to potentially working at a place like that," Sherman school superintendent Tyson Bennett said in June after Sherman won the GlobalWafers project.

Even as the town grows up, Sherman residents don't want to leave their roots behind. That truth is on display downtown, where local businesses proudly display their history. The menus at the Old Iron Post tell the story of the restaurant's namesake, a 19th-century grocery store known as "the vilest hole in town." The Loft coffee shop displays signs about the history of downtown.

"Pride runs deep," Martin wrote, for everything from Sherman's buildings and parks to its history and its school sports mascot — the Bearcats.

Growth has arrived faster than expected. Twenty-year development plans are now five-year plans, Plyler said. But city leaders are still approaching planning and zoning decisions with an eye to the long term, trying to help Sherman maintain its identity as it grows.

"We want to maintain that small-town feel, even though we're busting at the seams," Plyler said.

## The Dallas Morning News

### SHERMAN AT A GLANCE

**Population:** Estimated 44,873 as of July 2021, according to the U.S. Census Bureau

**Location:** 63 miles north of downtown Dallas

**Racial demographics:** 61.3% of residents were white, 8.8% were Black, 3.6% were Asian and 21.9% were Hispanic or Latino, according to the U.S. Census Bureau

**Median household income:** \$50,627 from 2016 to 2020, according to the U.S. Census Bureau

**Median existing home sale price:** \$300,000 in July, according to Redfin

**Median new construction sale price:** \$327,353, according to Residential Strategies

**Annual single-family home starts:** 374 through second-quarter 2022, according to Residential Strategies

**School district:** Sherman ISD

**Master-planned communities:** [Heritage Ranch](#) is coming soon with plans for over 750 single-family homes. Bel Air Village has plans for 1,000 single-family and 3,000 multi-family units, according to Sherman's development plan.

**Rental communities:** A 238-unit rental development and a 156-unit rental community have been approved by the planning and zoning commission as part of the Hickory Hill development.

**Retail:** Sherman's downtown has a range of boutiques, a furniture store and local restaurants. The Town Center shopping mall and an adjacent shopping district have several big-box retailers.

**Festivals and events:** Sherman holds a summer concert series, an arts festival in September and a Christmas parade, among other events.

**Infrastructure projects:** There are big transportation upgrades coming to Sherman: new streets, improvements to FM-1417 and Highway 75 and new hangars at the municipal airport. Meanwhile, Sherman is planning new water and sewer infrastructure, and the parks department is taking community input on a plan for a community center.

**History lesson:** An organization called the Young Turks, named for an Ottoman revolutionary group, shaped Sherman's development in the mid-20th century. Led by local business leaders, the group worked to attract companies like Johnson & Johnson and IBM. Kent Sharp, president of today's Sherman Economic Development Corp., says SEDCO is following in their footsteps.



**Logan Turner**

logan@jelmerturner.com  
214.250.4578

**Mike Turner**

mike@jelmerturner.com  
214.502.8020

**PHONE:** 214.954.1221

**ADDRESS:** 2626 COLE AVE, SUITE 606, DALLAS, TX 75204

**WEBSITE:** JELMERTURNER.COM





# 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>J. Elmer Turner, Realtors Inc.</b>	<b>381055</b>	<b>mike@jelmerturner.com</b>	<b>214-954-1221</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael C. Turner</b>	<b>0277278</b>	<b>mike@jelmerturner.com</b>	<b>214-954-1221</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Logan F. Turner</b>	<b>681322</b>	<b>logan@jelmerturner.com</b>	<b>214-954-1221</b>
Sales Agent/Associate's Name	License No.	Email	Phone

J. ELMER TURNER  
"SINCE 1898"

Buyer/Tenant/Seller/Landlord Initials

Date

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