

Own Your Office.

Shape Sherman's Future.

Class A office condos for purchase in Sherman's fastest growing corridor.



WHY THIS LOCATION



Prime Growth Corridor

Minutes from Hwy 75 and Hwy 82. 3,000+ new residential units along FM 1417 since 2021



Limited Supply, High Demand

Quality office space in Sherman is scarce; this is a rare opportunity to own your own office in Sherman's fastest-growing corridor



PROJECT HIGHLIGHTS

1,500-4,500 sqft

flexibly sized

Low-Maintenance Ownership

Choose one of our curated layouts, bring your own, or purchase Cold Dark Shell "CDS".

Est. Delivery Q3 2026

Secure your space today with an LOI

Professional Office, Medical Office, or Light Retail



RESERVE YOUR UNIT NOW.

TERRIN BERTHOLF : 903-267-1573 : terrin@bhcompanies.net

Location + Site Plan



3701 W. Park Ave. Sherman, TX 75092

300' > off of FM 1417 on Park Ave.

- 4 minutes to Hwy 75
- 6 minutes to Hwy 82
- 8 minutes to downtown Sherman
- 3 minutes to Crossroads Commercial

HEB (TBD date)

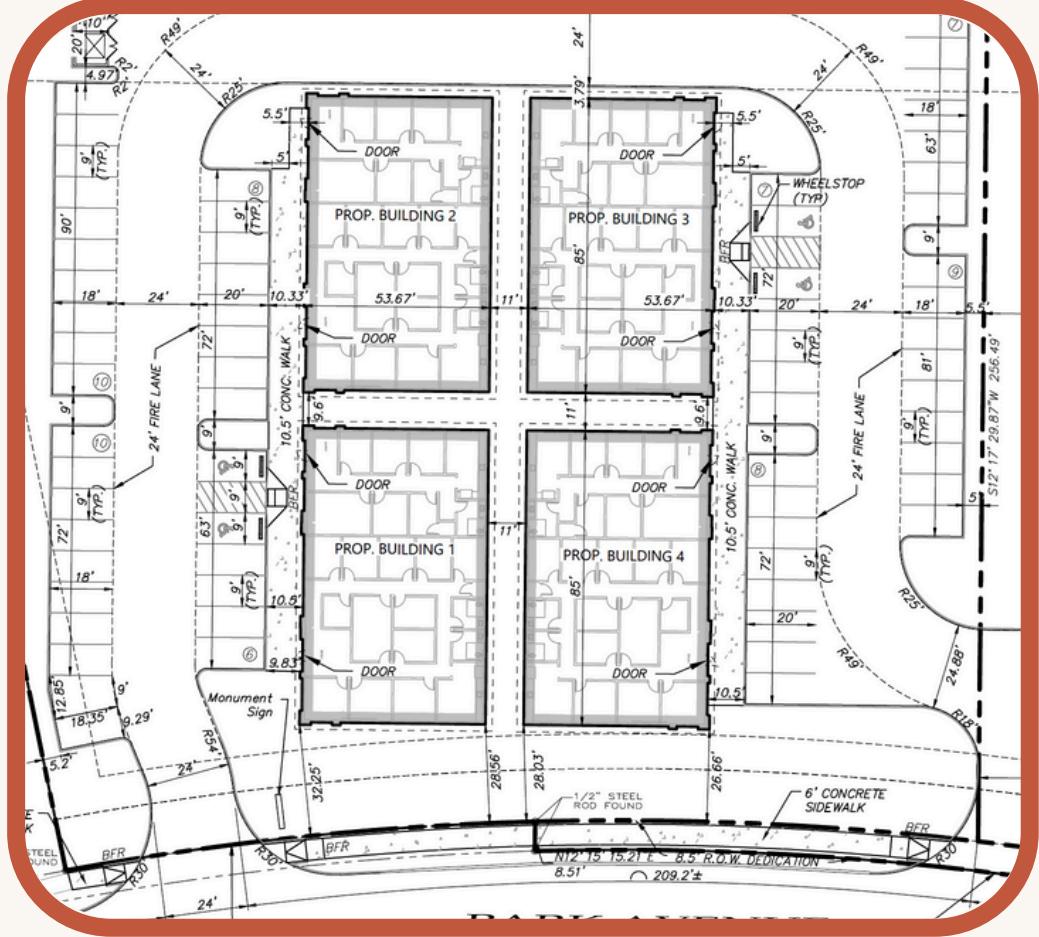
Chipotle, CFA (Q4 2025), etc.

“the Backyard” (Q4 2026)

- 10 minutes to Sherman Town Center
- 2 minutes to Sherman High School
- 3 minutes to Blalock Industrial District

Global Wafers

Texas Instruments



Pricing and Delivery Timeline

Call Terrin Bertholf for Pricing

(903) 267-1573

Final Pricing is subject to change based on market conditions, material availability, and construction costs

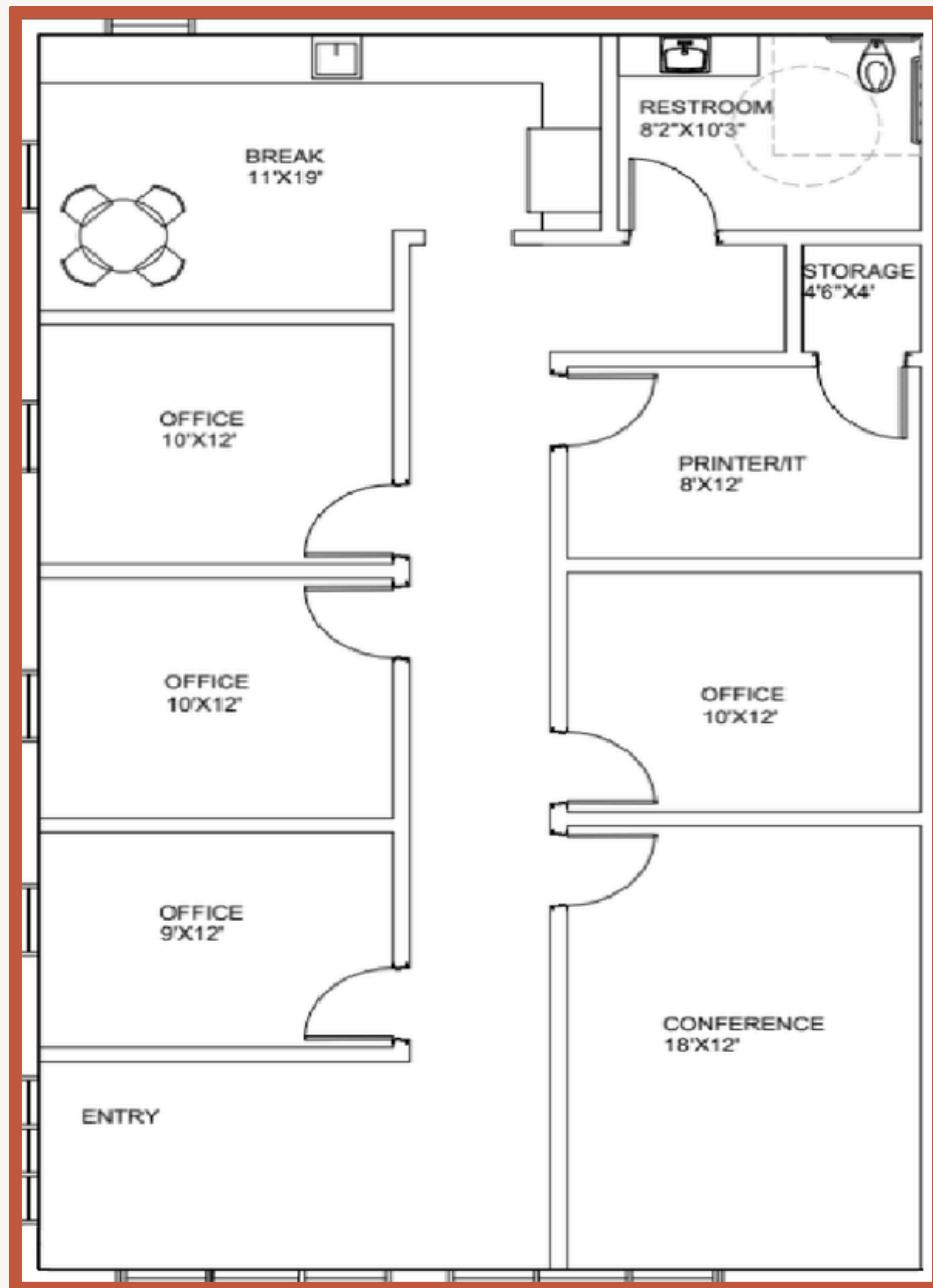


Estimated delivery dates are based on our current development schedule and are subject to change depending on permitting, construction timelines, and marketing conditions

Curated Floorplans

Choose turnkey delivery with one of our professionally curated plans, come with your own floorplan, or purchase the shell.

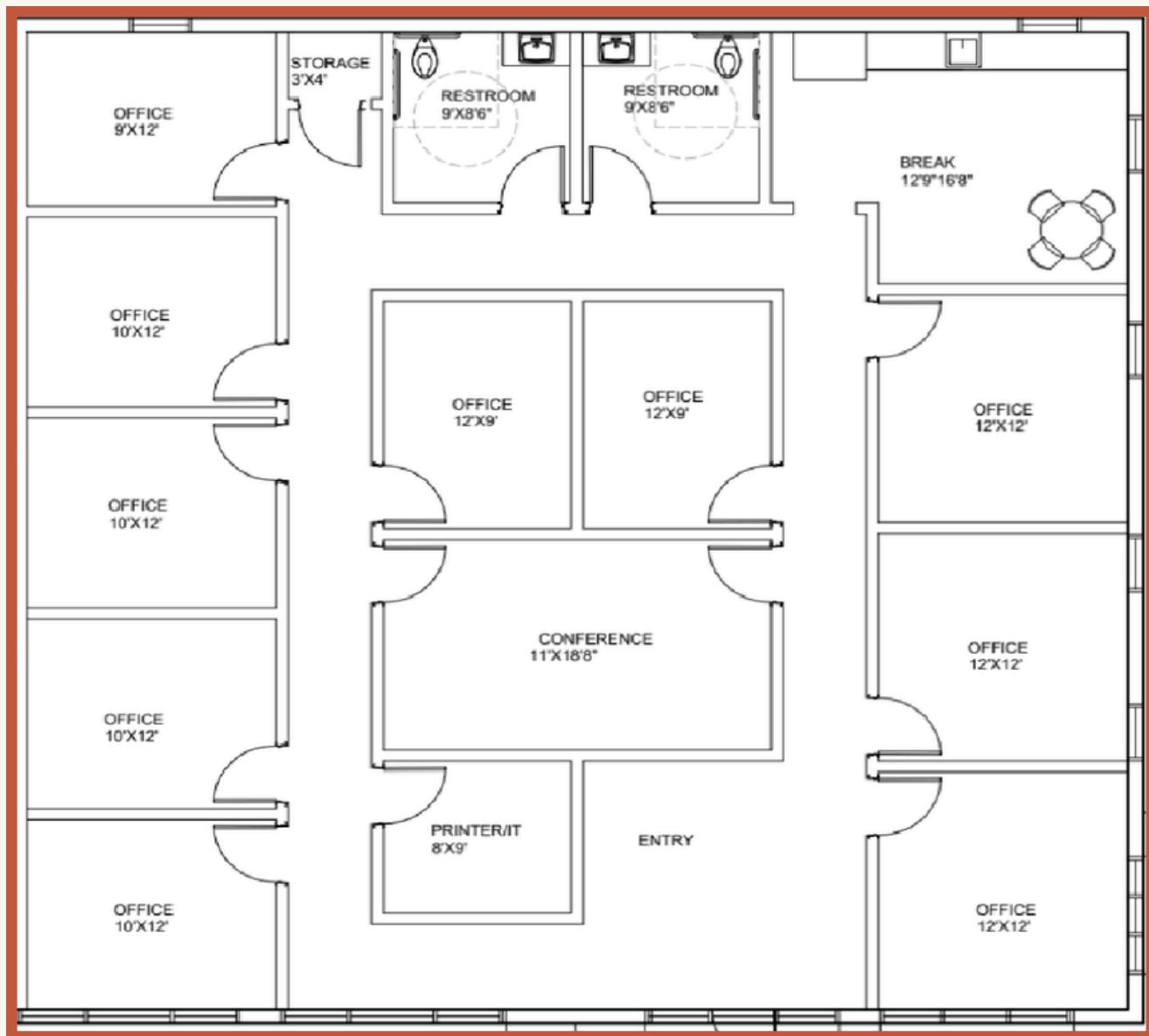
FLOORPLAN A: 1,500 SQFT



Curated Floorplans

Choose turnkey delivery with one of our professionally curated plans, come with your own floorplan, or purchase the shell.

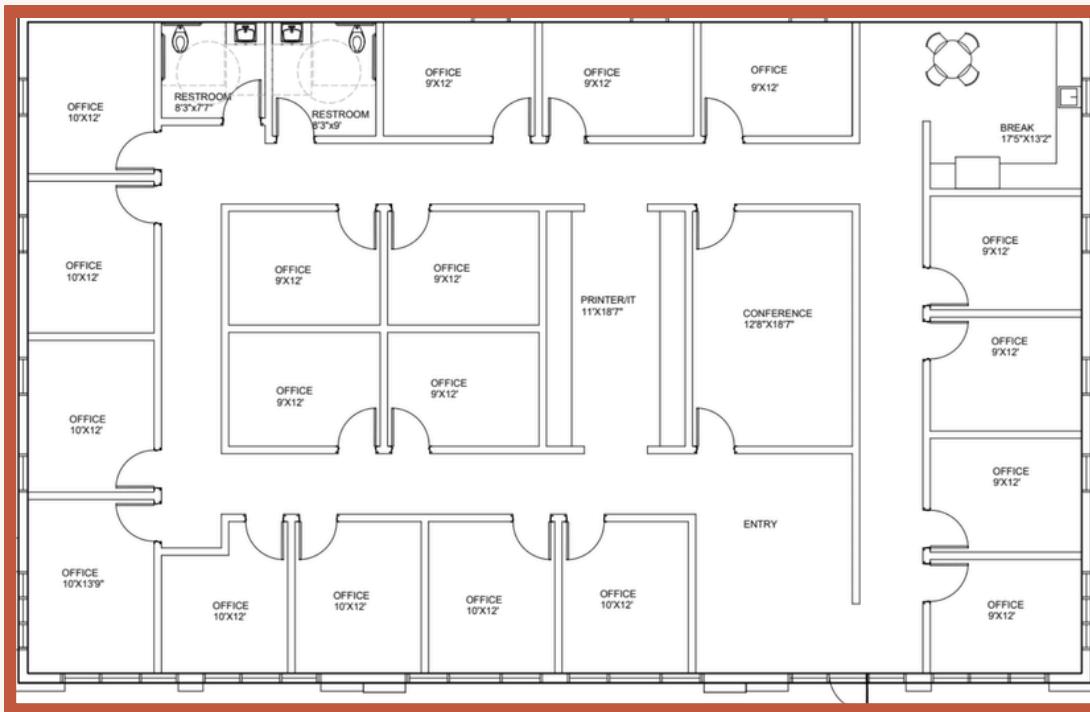
FLOORPLAN B: 3,000 SQFT



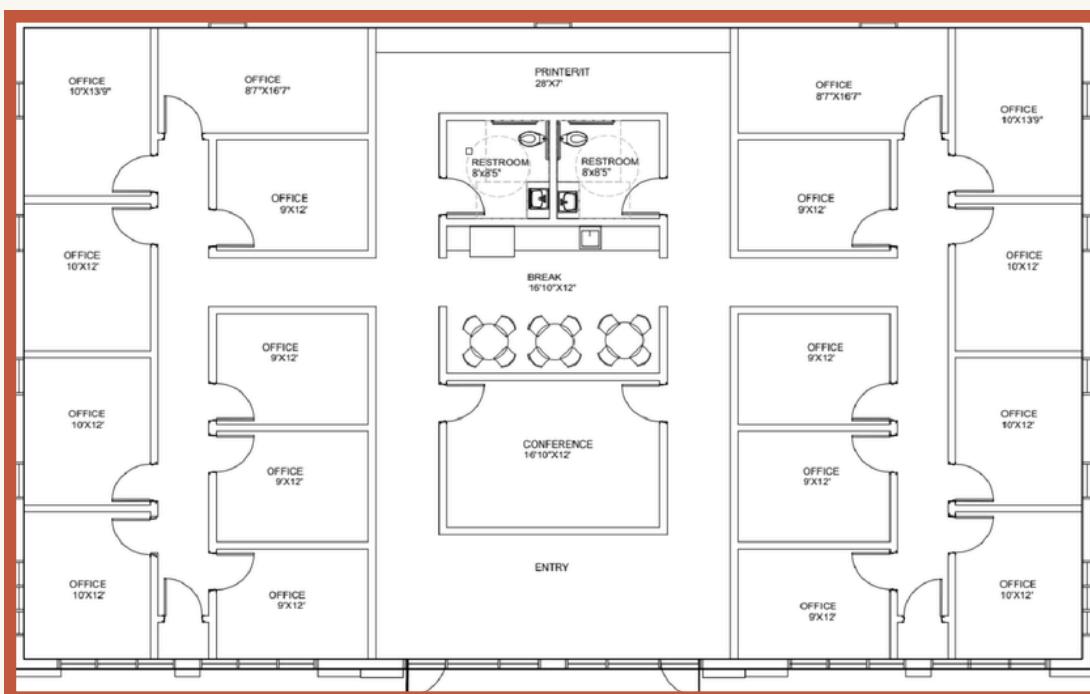
Curated Floorplans

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FLOORPLAN C: 4,500 SQFT



FLOORPLAN D: 4,500 SQFT



Ownership and Condo Details

Fee Simple Ownership



You own your unit and the ground beneath it – no land leases or hidden obligations. You pay the taxes, and the Condo Association covers the bulk of the insurance.

Condo Association Fees & Use



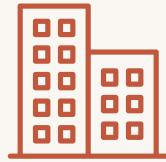
Estimated to be \$3.50/ft, or \$425/month for a 1,500 SF unit – covers exterior maintenance, lighting, and building insurance. Shared exterior maintenance repairs ad hoc.

Parking



Parking ratio of 3.6 : 1,000 rentable SF. Equates to an average of 6 spaces per 1,500 SF unit

Use Restrictions



Professional office, medical office, or light retail only – maintaining a cohesive and high-value environment

Estimated Annual Cost of Ownership



1,500 SF

Property Tax:
Condo Fees:
Utilities:

Excludes Financing Costs

\$ 13,500
\$ 5,100
<u>\$ 8,000</u>
\$18/ft or \$ 26,600

Construction Phasing



The development will be constructed in two phases of two buildings each. Phase I is expected to commence construction in Q4 2025/Q1 2026

Why Buy at Park Avenue

Billions in active and planned development

- **in Sherman.** Since 2021 Sherman has seen \$10B in industrial development and 3,500+ new residential units (3,000 of them along the FM 1417 corridor).

Sherman's population is beginning to grow rapidly and demand for professional office space is outpacing supply. **Scarcity of office space in Sherman presents a strong**

- **opportunity to purchase** as an owner/operator or as an investment opportunity.

The FM 1417 corridor represents Sherman's

newest and most desirable development zone, with strong residential demand,

- higher-income households, and significant planned investment. **The Park Ave. Condos sit squarely in the heart of Sherman's highest-growth area.**

- Own your office or medical office instead of leasing to **build equity**.

- The building dimensions have been **optimized to minimize wasted space** in units.

RESERVE YOUR UNIT NOW



TERRIN BERTHOLF

Bertholf Commercial Real Estate

903-267-1573

terrin@bhcompanies.net

DEVELOPMENT BROUGHT TO YOU BY:

BH | CAPITAL PARTNERS



The information contained in this brochure is based on current plans and market conditions and is provided for informational purposes only. Pricing, availability, specifications, and estimated timelines are subject to change without notice. Buyers should verify all information independently before entering into any agreement.



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. **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:
 - 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.

Bertholf Commercial Real Estate	0649544	terrin@bertholfcrc.com	(903)267-1573
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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

Information available at www.trec.texas.gov

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