



# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>Texoma Parkway- Strip Retail for Lease</b>
<b>LOCATION:</b>	2201 Texoma Parkway, Sherman, TX Located at the corner of Texoma Parkway and E. Peyton
<b>POTENTIAL USE:</b>	Commercial / General Retail
<b>AVAILABILITY:</b>	Total +/- 2,000 SF Store Front with frontage on Texoma Parkway
<b>SPACE DETAILS:</b>	Crafted with functionality and adaptability in mind, this retail space presents a predominantly open layout, offering generous space for merchandise display, creative arrangements, and seamless customer navigation. The expansive, unobstructed floor plan provides a versatile canvas, empowering you or your client to manifest a unique vision and tailor the environment to suit business objectives. In addition to the open layout, the space includes a dedicated office area and a convenient restroom, ensuring both operational efficiency and customer comfort.
<b>UTILITIES:</b>	Tenants Expense – All existing to the site
<b>PARKING:</b>	Open parking on a private asphalt lot, ADA accessible
<b>SIGNAGE:</b>	All signage will be per city ordinances and Landlord's approval.
<b>RATE:</b>	\$19.00 / SF / Yr. + NNN
<b>TERMS:</b>	3-5 Years Initial Term
<b>COMMENTS:</b>	<p>An unparalleled opportunity in the heart of Sherman, Texas. This commercial property boasts a prime location on the coveted Texoma Parkway, offering exceptional visibility and frontage that commands attention from passing traffic. Positioned on a sought-after hard corner, this property benefits from a robust traffic flow, with an impressive daily traffic count of 15,519 vehicles per day (VPD), ensuring constant exposure.</p> <p>Strategically situated within proximity to Hwy 82 and Interstate 75, this property offers unparalleled accessibility and convenience. Its strategic location places it within reach of a thriving community, with a substantial population of 52,673 residents residing within a five-mile radius. This demographic density presents a significant consumer base, ripe for businesses looking to capitalize on the area's economic vitality.</p>

**CONTACT:** Jennifer Focke [jennifer@stagcre.com](mailto:jennifer@stagcre.com) 817.992.2208

\*\*Information contained herein was obtained from sources deemed reliable; however, Stag Commercial and/or the owner(s) of the property make no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior sale or lease, or removal from the market for any reason without notice.

[www.stagcre.com](http://www.stagcre.com)