

SHERMAN MEDTAIL CENTER

NEC FM 1417 & W TRAVIS ST, SHERMAN, TX 75092



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ASHTON GRAY REAL ESTATE
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PROPERTY OVERVIEW

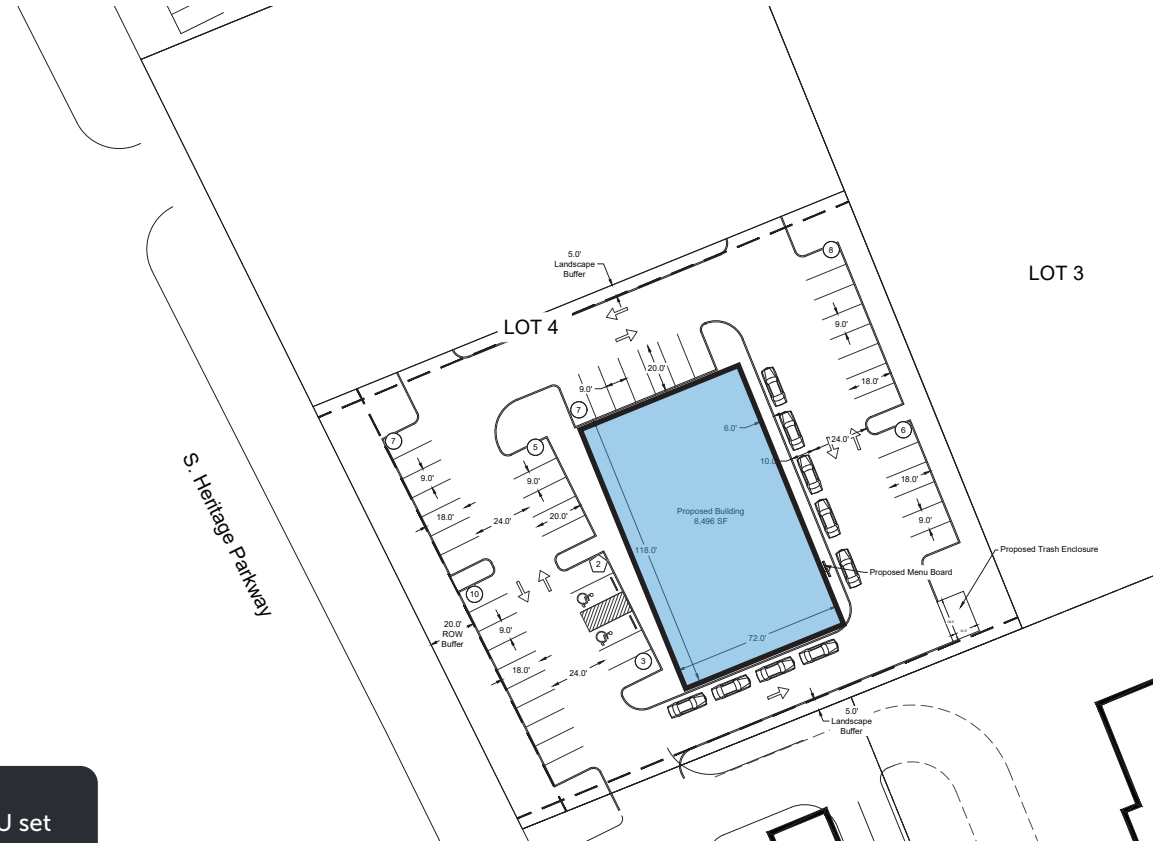
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PROPERTY DETAILS

Lease Rate	Call for Pricing
NNN	\$9.00/SF
Total	8,496 SF
Available	8,496 SF

2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	2,266	15,551	42,450
2028 Proj. Growth	6.53%	5.02%	3.99%
Avg. Household Income	\$74,476	\$67,040	\$68,353



MEDTAIL SPACE FOR LEASE
Co-Tenants: TBD
Parking Count: TBD
Completion Date: Q4 2025
Sherman Medtail Center

DELIVERY CONDITION:
Warm gray shell to include RTU set
Electric panel set
Slab poured, 5' leave-out
Utilities stubbed
Grease trap
Standard storefront
Standard entrance and exit doors
200-3 phase voltage
1 ton per 200 SF air
1' in water line

The images provided throughout this package are a representation of the current design intent only. The images may not reflect variations in color, tone, hue, line, shading, ambient light intensity, materials, texture, contrast, font style and construction variations required by building codes or inspectors, material availability or final design detailing. All images and artwork associated/provided should be reviewed by the client with their print and/or production vendors and adjusted as needed during the proof and shop drawing submittals. Those client-approved drawings take precedence and provide final direction for design, printing and production.



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MARKET OVERVIEW

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PROPERTY OVERVIEW

- Medtail center off W Travis St & Heritage Pkwy
- Located in prime growth corridor of Sherman near Texas Instruments factory
- Adjacent to brand new high school

TRAFFIC COUNTS

Heritage Pkwy - 15,013 VPD ('19)

