



For Lease  
Suite 102  
1,606 SF

7,762 SF  
Building

11,026 Traffic  
Counts &  
Easy Access

# Texoma Crossing Shopping Center

4909 Texoma Parkway  
Sherman, Texas 75090



9330 LBJ Freeway Suite 240, Dallas, TX 75243

(972) 455-1053 [armando@RepublicRA.com](mailto:armando@RepublicRA.com)

[RepublicRealtyAdvisors.com](http://RepublicRealtyAdvisors.com)





## PROPERTY INFO

- ★ Located at the SE Corner of Texoma Parkway and Fallon Dr.
- ★ Quick access: US 75 and and State Highway 91
- ★ 1 mile East of US 75 1/2 mile from Interstate 91
- ★ 12,000 daily traffic count
- ★ Nearby shopping and restaurants include:
- ★ HEB Super Market, Sherman Tower Center, Olive Garden, The Post Restaurant, City Limits, Texas Roadhouse, Walmart Super Center, TJ Maxx, Burlington, Texoma Medical Center, Tyson Fresh Meats, Texas Instruments, Ruiz Foods, Midway Mall, Knight Furniture, Green Market Natural Foods, Target, Belk Outlet, Kohl's, Texoma Tobacco, JC Penney, and A Touch of Class Antiques.



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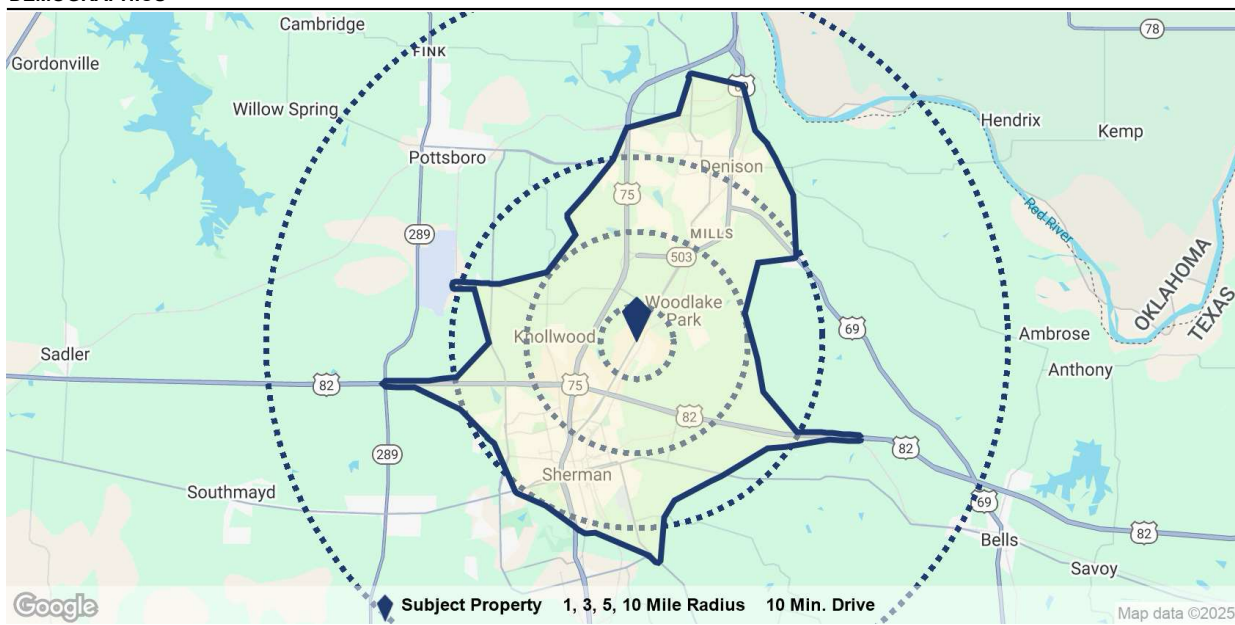
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# 4909 TEXOMA PARKWAY DEMOGRAPHICS

4909 Texoma Pky



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	1,535	15,151	61,124	94,731	74,569
5 Yr Growth	12.8%	14.3%	13.7%	13.8%	28.0%
Median Age	38	38	38	38	38
5 Yr Forecast	39	39	39	39	38
White / Black / Hispanic	67% / 11% / 21%	70% / 10% / 20%	72% / 8% / 21%	75% / 8% / 18%	68% / 6% / 22%
5 Yr Forecast	67% / 11% / 21%	70% / 10% / 20%	72% / 8% / 21%	75% / 8% / 18%	68% / 6% / 22%
Employment	1,495	16,001	30,750	46,397	34,260
Buying Power	\$35M	\$363.3M	\$1.4B	\$2.1B	\$1.6B
5 Yr Growth	16.0%	13.9%	13.3%	14.1%	28.0%
College Graduates	15.8%	20.1%	19.2%	19.0%	23.1%
<b>Household</b>					
Households	596	6,084	23,401	36,834	28,780
5 Yr Growth	13.3%	14.9%	14.3%	14.3%	28.3%
Median Household Income	\$58,792	\$59,707	\$57,772	\$58,113	\$54,811
5 Yr Forecast	\$60,238	\$59,205	\$57,289	\$58,020	\$54,685
Average Household Income	\$83,955	\$76,141	\$75,081	\$76,601	\$71,397
5 Yr Forecast	\$87,646	\$77,180	\$76,014	\$77,671	\$71,884
% High Income (>\$75K)	39%	36%	36%	36%	34%
<b>Housing</b>					
Median Home Value	\$246,666	\$229,408	\$184,295	\$193,876	\$172,485
Median Year Built	1980	1988	1973	1978	1975
Owner / Renter Occupied	47% / 53%	50% / 50%	59% / 41%	60% / 40%	58% / 42%



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4/21/2025

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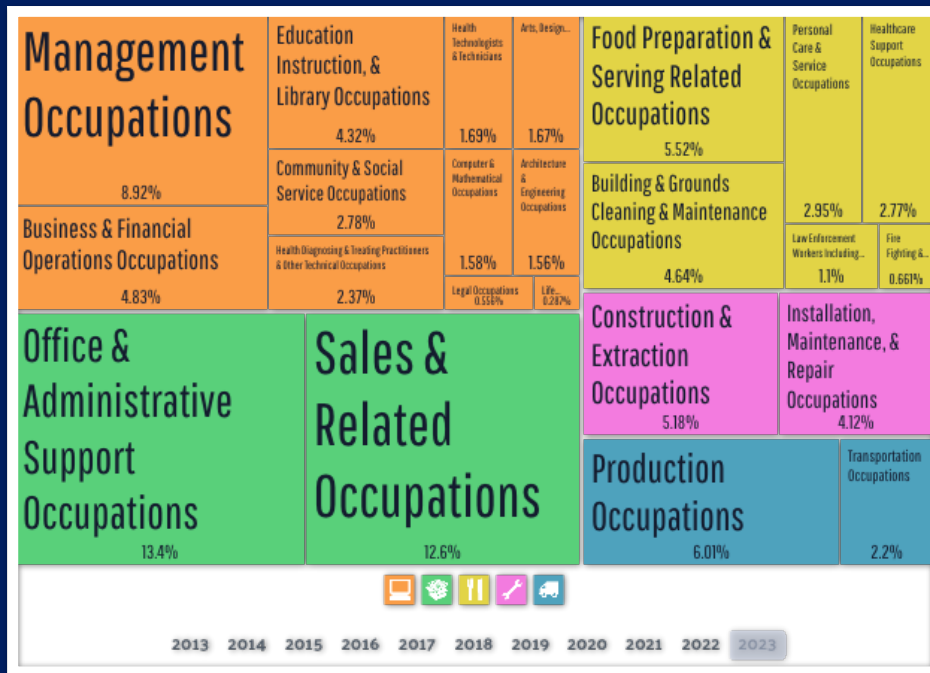
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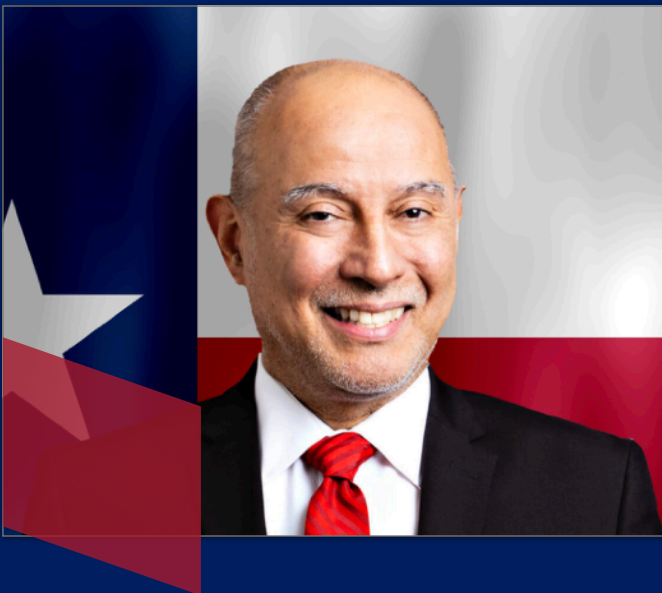


# TEXOMA CROSSING 4909 TEXOMA PARKWAY



*Sherman, Texas Occupations by Percentage*

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## 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.

Republic Realty Advisors	289494	bill@republicra.com	214.342.2355
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William L. Bell	289494	bill@republicra.com	214.342.2355
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Armando A. Delgado	717443	armando@republicra.com	972.455.1083
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date