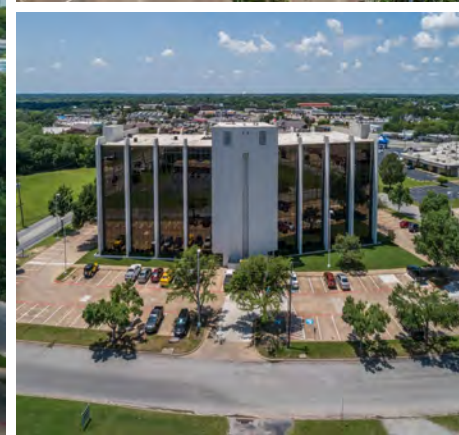


One Grand Centre



FOR LEASE

1800 Teague Drive
Sherman, TX 75090

Myndee Allen
Preeminent CRE Group
Sales Associate
(903) 647-3766
myndee.allen@precgroup.com

John Torres
Preeminent CRE Group
Broker
(469) 520-1198
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HIGHLIGHTS

- 24 Hour Access
- On-Site Property Management & Maintenance
- Conference Facilities
- Fiber Optic Internet Available
- 220 Surface Parking spaces
- Multiple Floorplan Options Available
- Flexible Leasing Terms



Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
202, 206, 208	AVAILABLE	2	3,196	\$19.00	NNN	+ ELECTRIC
403	AVAILABLE	4	3,708	\$19.00	NNN	+ ELECTRIC
406	AVAILABLE	4	2,900	\$19.00	NNN	+ ELECTRIC
405 (403 & 406)	AVAILABLE	4	7,100	\$19.00	NNN	+ ELECTRIC

PROPERTY FEATURES

BUILDING SF	68,409
YEAR BUILT	1982
YEAR RENOVATED	2020
ZONING TYPE	COMMERCIAL
BUILDING CLASS	B
NUMBER OF STORIES	5
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	220
PARKING RATIO	3.22/1,000SF

CONSTRUCTION

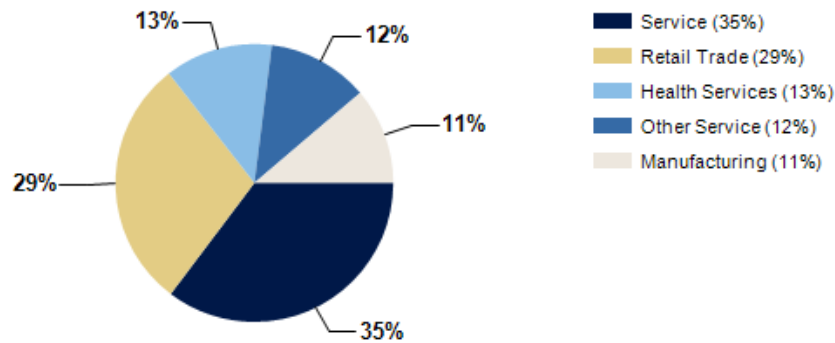
PARKING SURFACE	ASPHALT
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Location Summary

One Grand Center is located in Sherman, TX, a North Texas city known for its small-town charm and historic downtown area. The city offers a balanced mix of residential and commercial development. The property is surrounded by various local businesses, restaurants, and retailers, creating a synergistic commercial environment. Sherman is home to Austin College, a liberal arts school, with a diverse student population that contributes to the local economy. Nearby attractions include the Sherman Museum, Harber Wildlife Museum, and the beautiful Hawn Park. One Grand Center is an attractive location that will create a professional corporate image for employees and clients when they interact with your business.

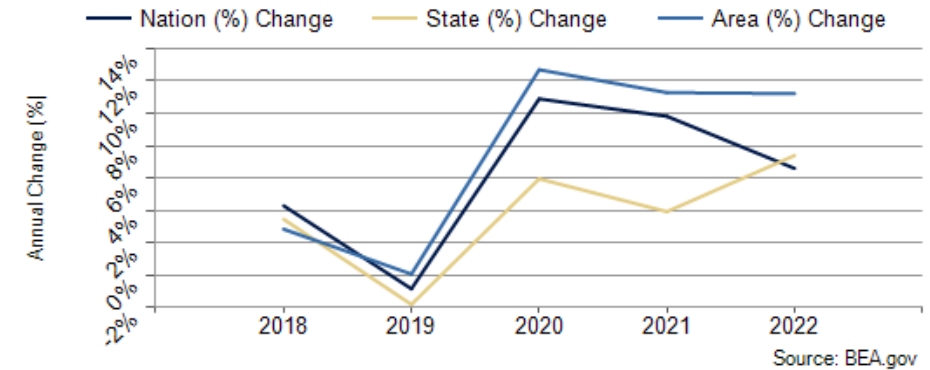
Major Industries by Employee Count



Largest Employers

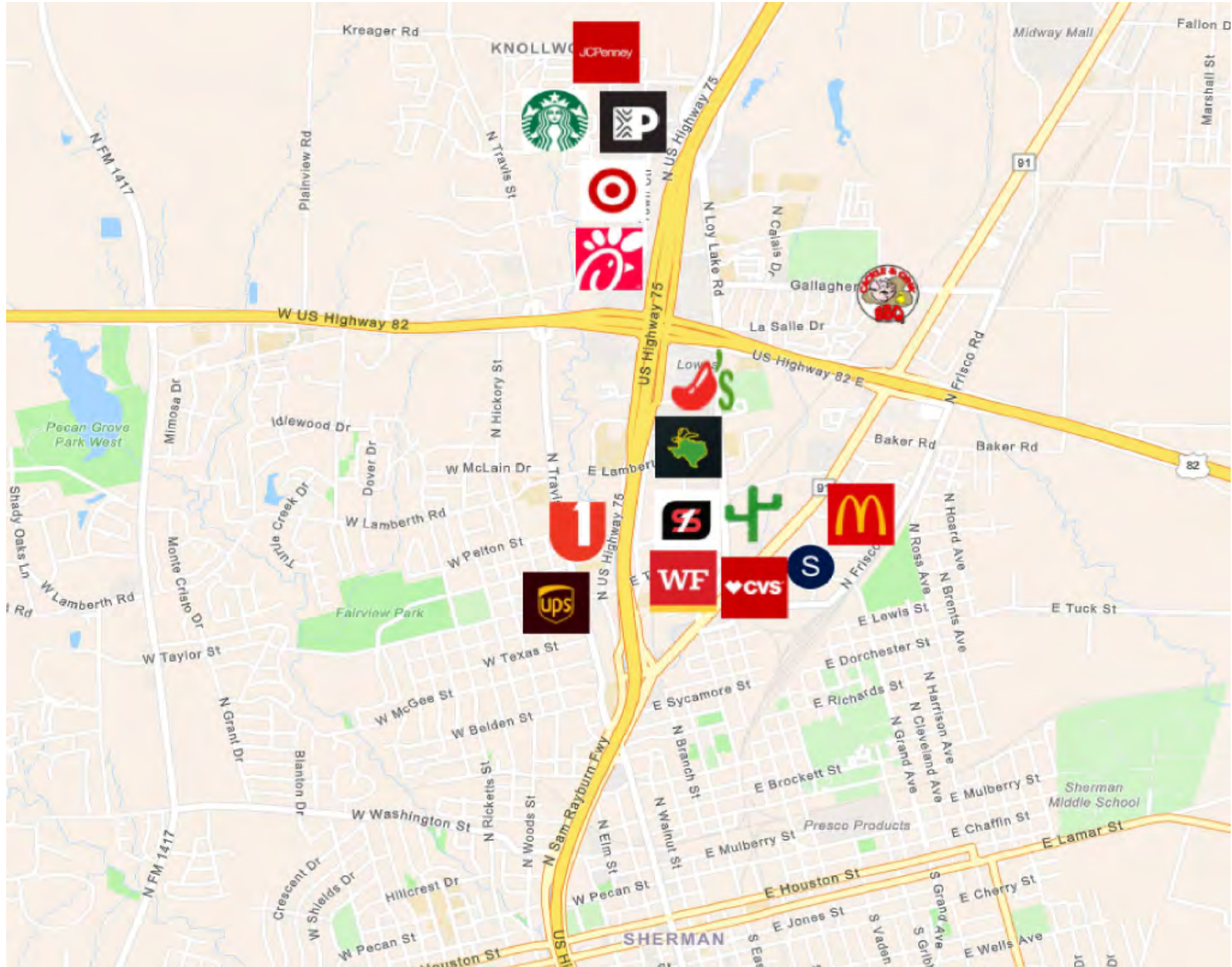
Tyson Foods	1,765
Sherman Independent School District	1,137
Wilson N. Jones Regional Medical Center	1,200
Texas Instruments	600
Grayson County	565
City of Sherman	606
Emerson	450
Alorica	452

Grayson County GDP Trend



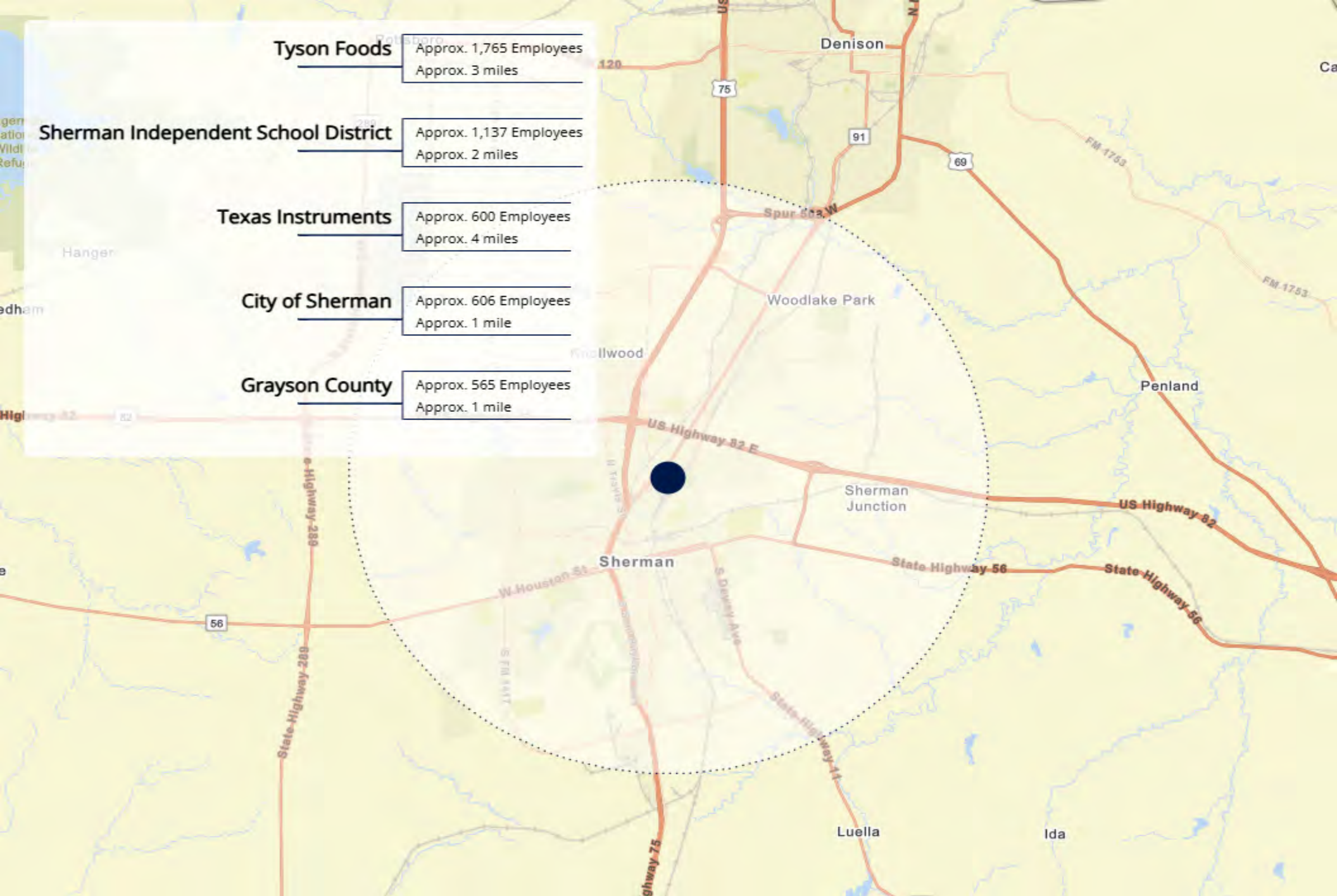
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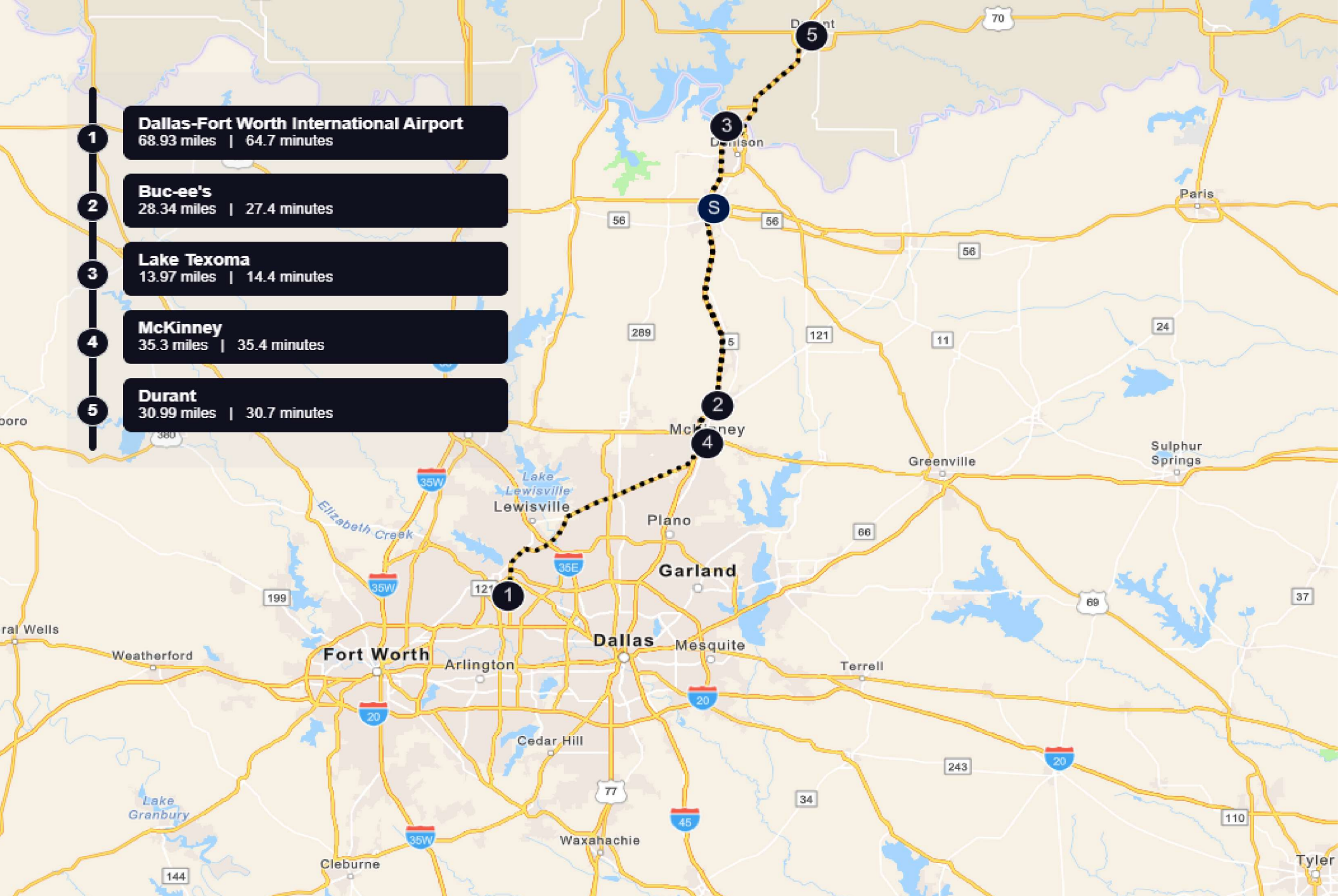
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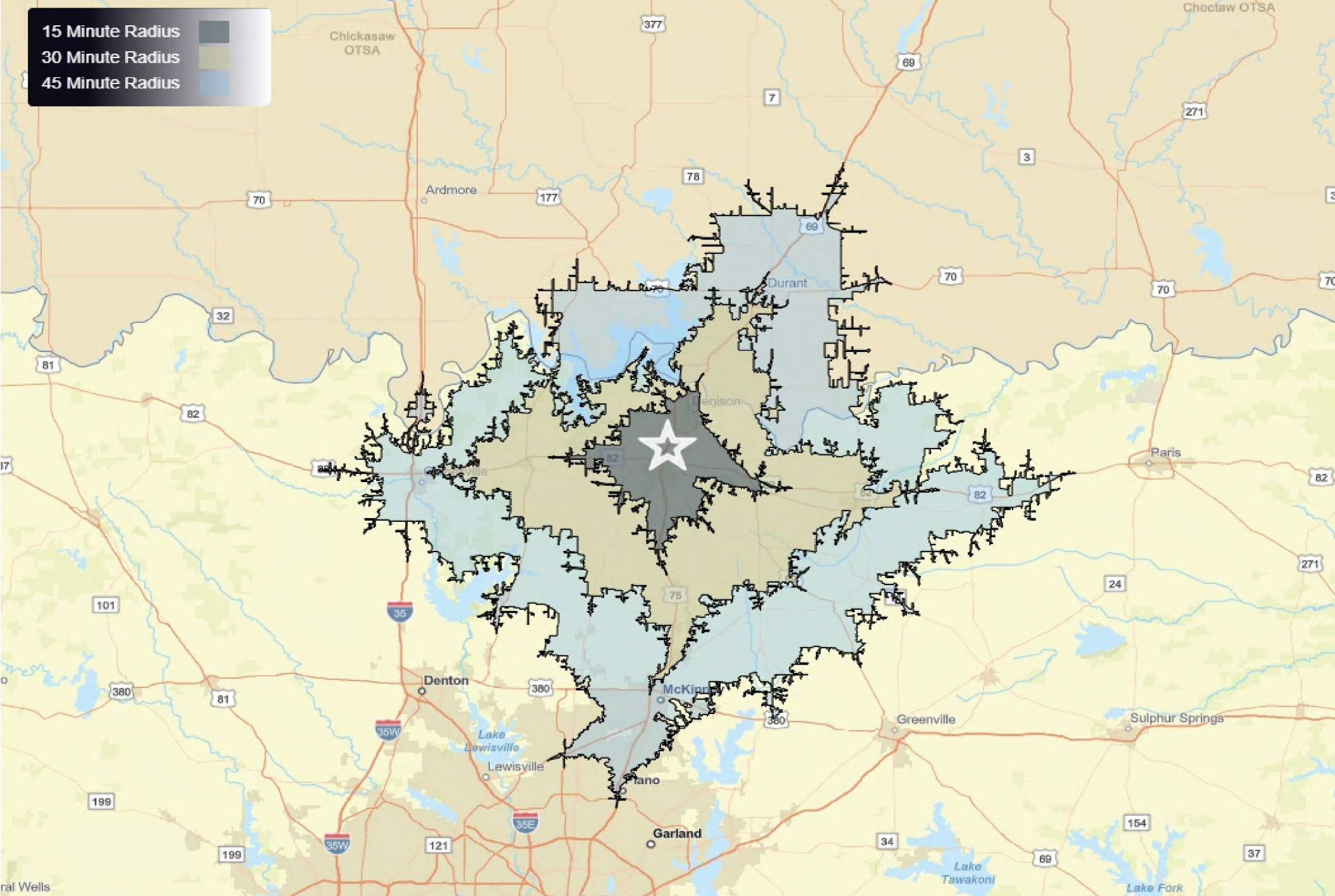




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15 Minute Radius
30 Minute Radius
45 Minute Radius



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Drive Times (Heat Map) | One Grand Centre 8





One Grand Centre

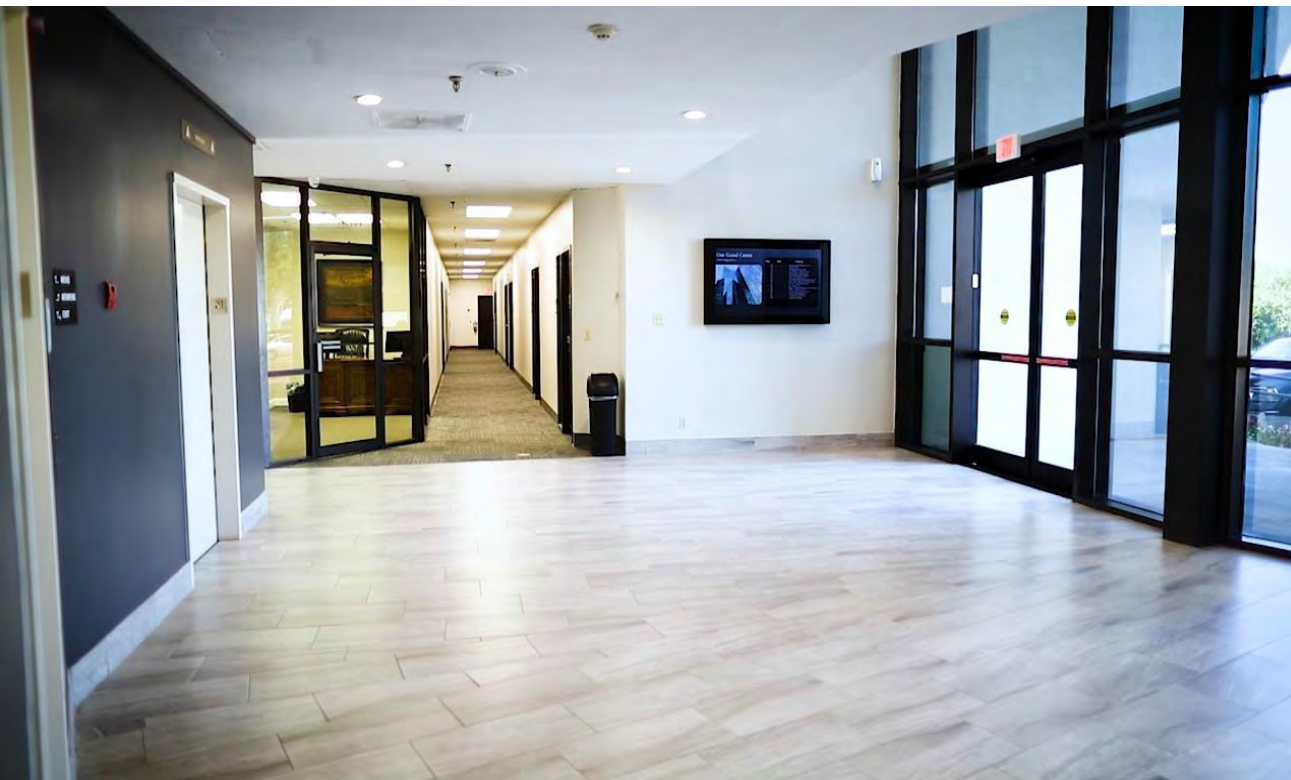
1800 Teague Drive



Floor	Suite	Company
1	100	Pediatric Home Healthcare, LLC
	103	Management and Leasing
	104	Law Office of J. Ryan Cernero
	105	Horace Mann / Kirk Johnson
	106	Micha Moore-Keller Williams
	107	Power Line Services, Inc.
	108	Performance Photo-Mark Macnamara, LPC
	109	Briza Cano- Board Certified Naturopath
	110	Frontier Properties Real Estate
2	201	Royal Prestige
	202	RS Logistics Inc.
	209	Dawn Abrantes, PE/LPC
	210	Right At Home In-Home Care & Assistance
3	300	KMKT / KMAD / KLAKE
4	401	Nicole A Morgan Medicare & More
	402	Critical Access Billing Services
5	500	Shea and Shea Attorneys at Law
	508	Texoma Counseling

For leasing information contact Mark at 214.675.0091 or visit Suite 103

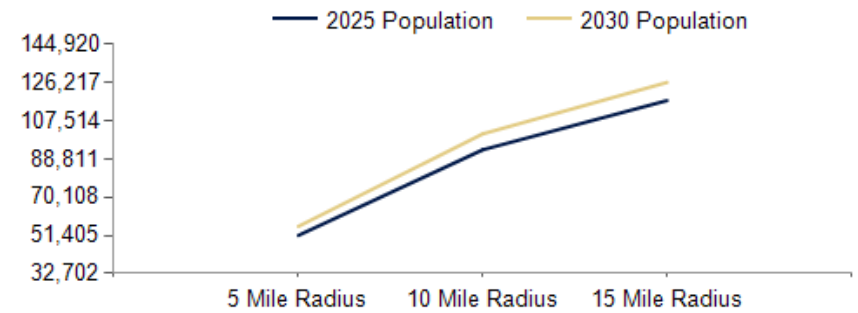




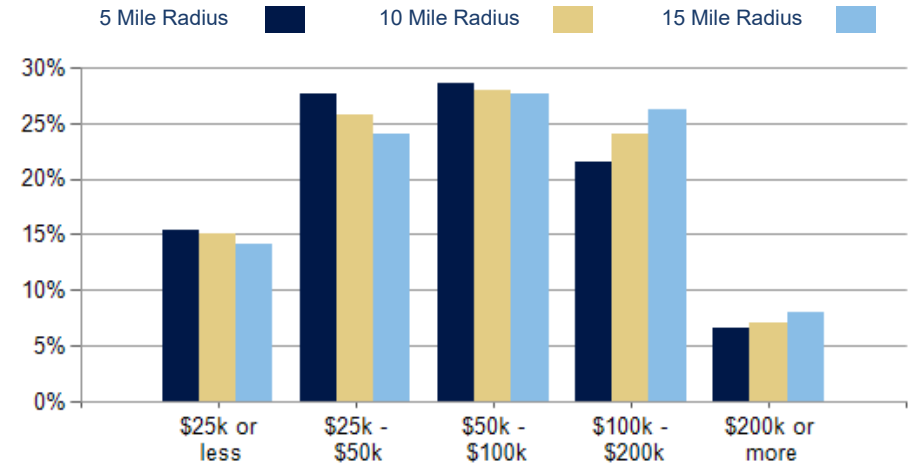
POPULATION	5 MILE	10 MILE	15 MILE
2000 Population	39,705	74,395	93,008
2010 Population	42,751	79,244	100,313
2025 Population	51,405	93,273	117,344
2030 Population	55,817	101,062	126,217
2025-2030: Population: Growth Rate	8.30%	8.10%	7.35%

2025 HOUSEHOLD INCOME	5 MILE	10 MILE	15 MILE
less than \$15,000	1,634	2,789	3,300
\$15,000-\$24,999	1,425	2,687	3,170
\$25,000-\$34,999	1,855	3,331	3,960
\$35,000-\$49,999	3,629	5,988	7,057
\$50,000-\$74,999	3,643	6,333	7,906
\$75,000-\$99,999	2,029	3,818	4,729
\$100,000-\$149,999	3,228	6,297	8,354
\$150,000-\$199,999	1,050	2,432	3,617
\$200,000 or greater	1,307	2,585	3,644
Median HH Income	\$57,124	\$60,816	\$64,911
Average HH Income	\$85,121	\$89,525	\$94,547

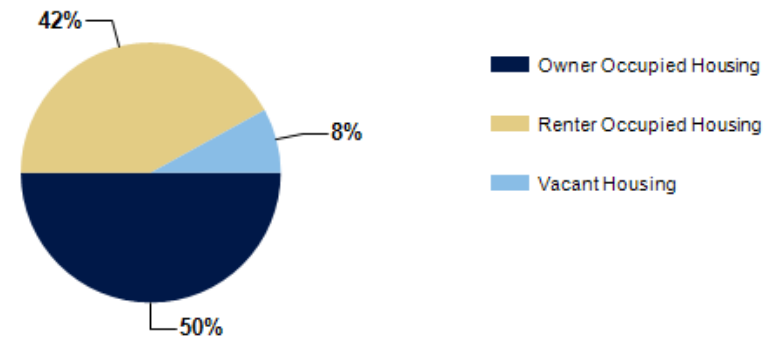
HOUSEHOLDS	5 MILE	10 MILE	15 MILE
2000 Total Housing	16,806	31,746	40,494
2010 Total Households	16,452	30,705	39,066
2025 Total Households	19,800	36,260	45,737
2030 Total Households	21,735	39,564	49,450
2025 Average Household Size	2.51	2.52	2.52
2025-2030: Households: Growth Rate	9.40%	8.80%	7.85%



2025 Household Income



2025 Own vs. Rent - 5 Mile Radius



Source: esri



Information About Brokerage Services

Texas law requires all real estate licensees 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.

Preeminent CRE Group LLC	9013075	john.torres@precregroup.com	(469)520-1198
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
John Torres	0686924	john.torres@precregroup.com	(469)520-1198
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Myndee Allen	0758513	myndee.allen@precregroup.com	(903)647-3766
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
IABS 1-0 Date

One Grand Centre

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