
PrestonBend

REAL ESTATE

FOR LEASE

Westwood Village Shopping Center

215 / 220 Sunset Blvd, Sherman, Texas



OVERVIEW

- 637 SF - 12,344 SF Suites Available
- Lease Rate - \$13.50 / NNN
- Built 1976 / Renovated 2023
- Below Market Lease Rates
- Ample Parking
- On Hwy 56 with Easy Access from Hwy 75, 82, and Preston Road
- Near \$35 billion Tech Investment under construction

PROPERTY DETAILS

Recently renovated Westwood Village Shopping Center is located in the heart of West Sherman. With easy access to major thoroughfares and below market lease rates, this revitalized area of Sherman is primed for retail, dining, and entertainment businesses. Over 8,000 single and multi-family homes in 19 subdivisions, have been completed or are in the process of being built within 5 miles of the shopping center. Within 6 miles of the shopping center, there is \$35 billion in private tech investment under construction, including expansions at Texas Instruments and GlobiTech. This is an excellent opportunity to capitalize on Sherman's economic boom! Contact Broker for a showing!



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Location Overview



The subject property is in Sherman, Texas, a city renowned for its prestigious institutions, including Austin College and Grayson College, as well as three highly regarded hospitals, a thriving arts community, and its status as the retail hub for far North Texas and Southern Oklahoma. Sherman has also emerged as a global leader in semiconductor manufacturing, currently undergoing rapid growth and attracting national attention due to the construction of a set of multibillion-dollar chip-making facilities.

Texas Instruments is developing a \$30 billion semiconductor campus, which will include four factories, making it the largest electronics production facility in Texas and one of the largest in the United States. Additionally, GlobiTech is constructing the first phase of its \$5 billion silicon wafer manufacturing plant. This surge in the tech industry has driven significant expansion in both the housing and retail markets. Sherman's population is projected to double within the next five years, with residents from surrounding counties increasingly traveling to the city for business, education, healthcare, entertainment, and retail.



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WESTWOOD VILLAGE - WEST



220-E	Ace Hardware	19,746 SF	220-C7	Sculpt Pilates	1,399 SF
220-D	AVAILABLE	10,360 SF	220-C4/C5/C6	AVAILABLE	5,190 SF
220-C12	Gallardo Mgmt Group	1,891 SF	220-C3	AVAILABLE	1,787 SF
220-C11	VHS DNA	2,139 SF	220-C1/C2	AVAILABLE	3,753 SF
220-C9/C10	Back Nine	3,242 SF	220-B	Dollar General	7,872 SF
220-C8	Pet Wants	1,485 SF	220-A	AVAILABLE	12,344 SF



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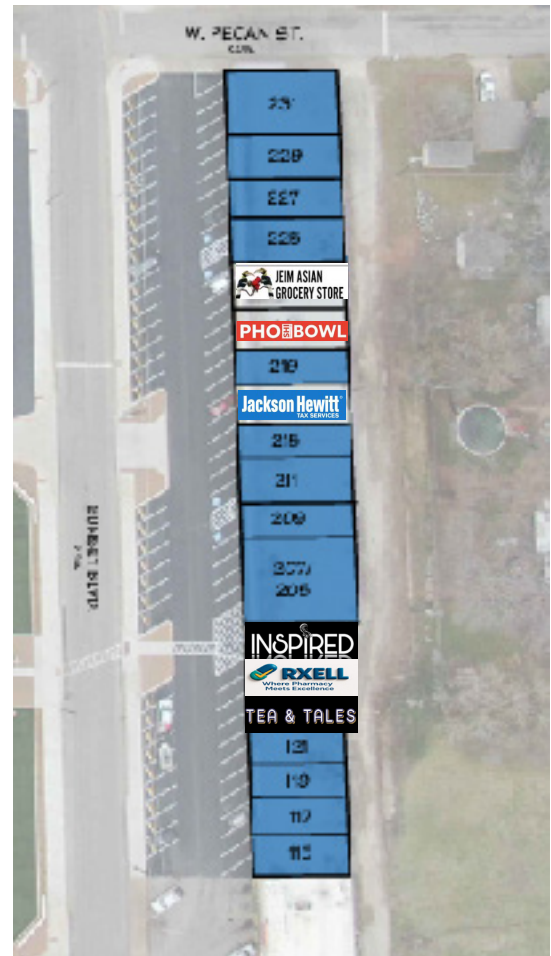
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WESTWOOD VILLAGE - EAST

231	AVAILABLE	1,532 SF
229	AVAILABLE	1,263 SF
227	AVAILABLE	1,255 SF
225	AVAILABLE	1,497 SF
223	Jeim Asian Grocery Store	1,246 SF
221	Pho Shi Bowl	1,509 SF
219	AVAILABLE	1,006 SF
217	Jackson Hewitt Tax Services	1,231 SF
215	AVAILABLE	1,021 SF
211	AVAILABLE	1,211 SF
209	AVAILABLE	779 SF
205/207	AVAILABLE	2,231 SF
201	Inspired Hair Studio, LLC	1,281 SF
125	RXell Pharmacy	652 SF
123	Tea and Tales	648 SF
121	AVAILABLE	1,003 SF
119	AVAILABLE	641 SF
117	AVAILABLE	637 SF
115	AVAILABLE	638 SF



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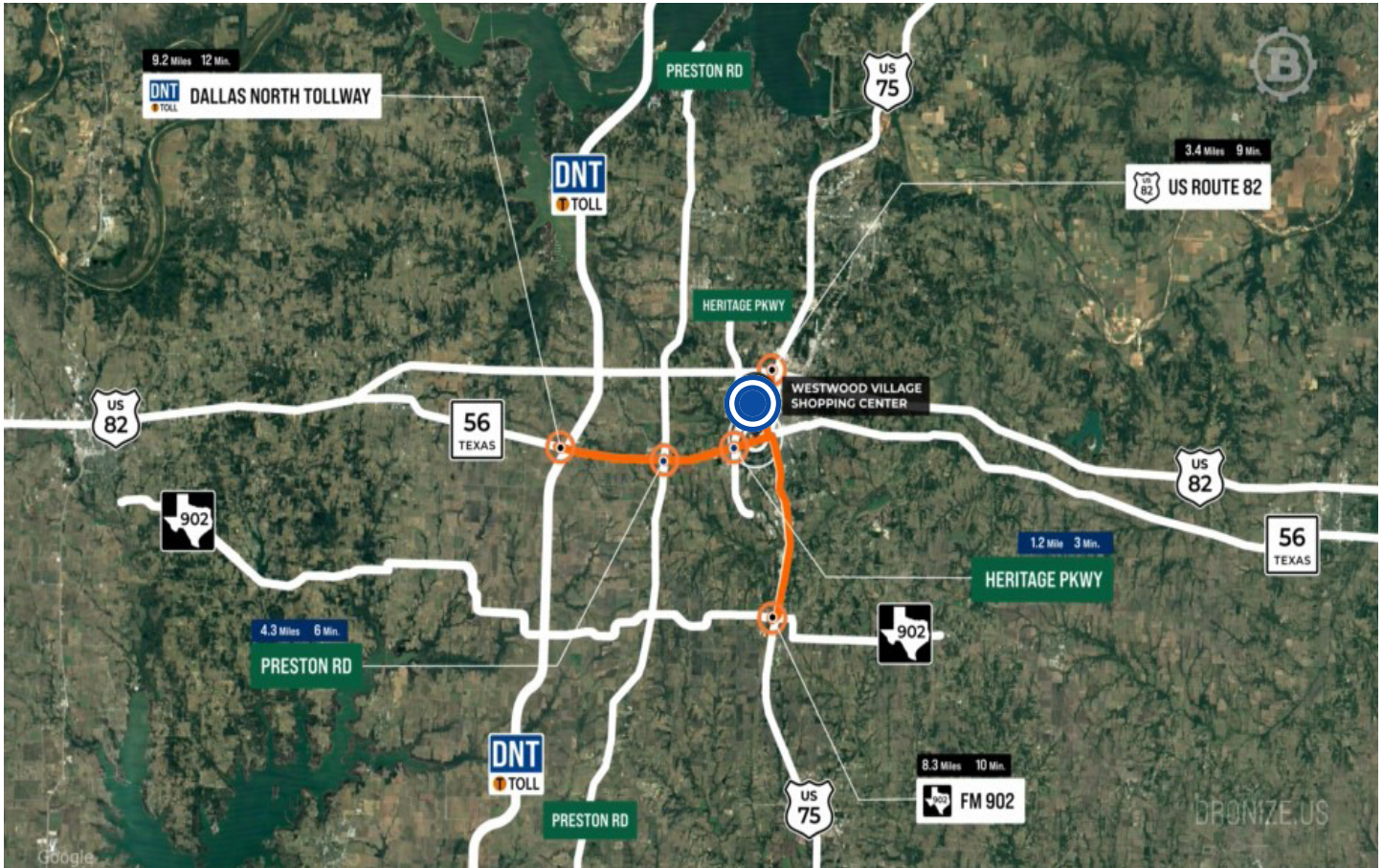
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Site Aerial



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