

FOR SALE



2000 N Loy Lake Rd
721 E Taylor St
719 E Taylor St

Sherman, TX 75090



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Section 1

Property Information



Property Summary

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PROPERTY DESCRIPTION

The offering consists of three contiguous parcels at the hard corner of N Loy Lake Rd and E Taylor St, combining the regional draw of The Shops at Taylor with a large-format anchor box and a modern pad site along one of Sherman's busiest retail corridors. 2000–2032 N Loy Lake Rd is a multi-tenant center under the "Shops at Taylor" banner, anchored by national retailers such as Ollie's, Dollar Tree, and Planet Fitness, benefiting from a signalized intersection, strong daily traffic, and close proximity to Sherman Town Center. Immediately adjacent, 721 E Taylor St features a ±47,000 SF concrete building—formerly Hobby Lobby and Kroger—with dock doors, abundant surface parking, and a configuration well suited for big-box retail, grocer, fitness, or entertainment uses. Rounding out the assemblage, the pad parcel at/near 723 E Taylor St (Taylor Plaza, Lot 2) offers a newer-construction, drive-thru-oriented building on a commercial lot of roughly one-half acre, ideal for QSR, beverage, or freestanding retail tenancy. Together, these three parcels create a rare, scalable retail investment or redevelopment opportunity with multiple access points, strong regional co-tenancy, and flexible repositioning potential in one of Texoma's most established retail nodes.

OFFERING SUMMARY

Sale Price:	\$9,500,000
Number of Units:	12
Lot Size:	281,798 SF
Building Size:	74,198 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	24	217	2,373
Total Population	59	535	6,519
Average HH Income	\$68,916	\$65,257	\$72,717

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Section 2

Location Information



Location Description

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LOCATION HIGHLIGHTS

Located along the highly traveled N Loy Lake Road corridor, this property benefits from excellent visibility just off US-75 and immediate proximity to Sherman Town Center, the dominant regional shopping, dining, and entertainment destination between Dallas and Oklahoma City. National retailers in the immediate trade area include Walmart, Target, Home Depot, Hobby Lobby, Cinemark, and numerous restaurant and service users, drawing consistent daily traffic from both Sherman and the broader Texoma region. The area has been experiencing significant new residential and commercial development, positioning the asset squarely in Sherman's path of growth.

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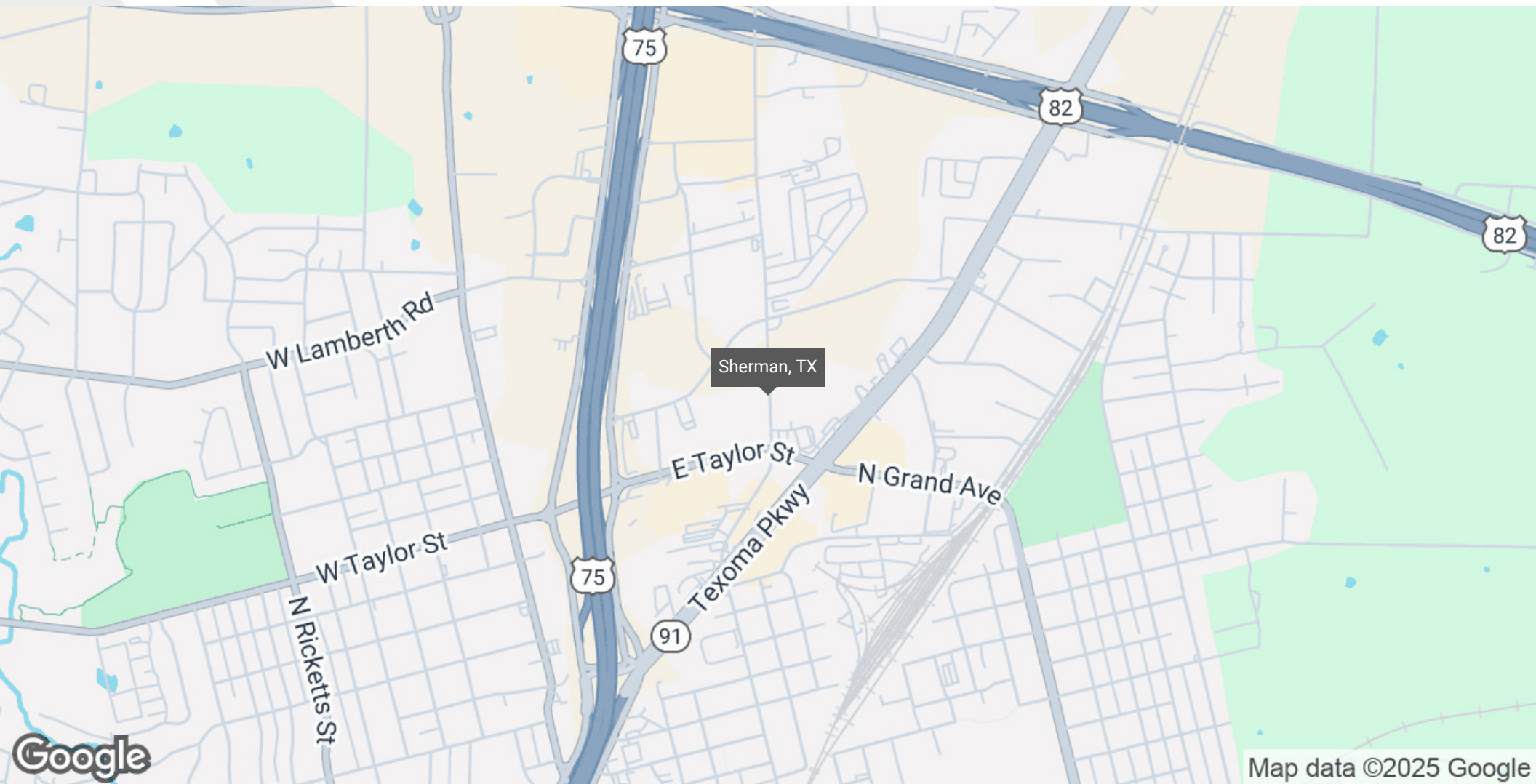
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Regional Map

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Location Map

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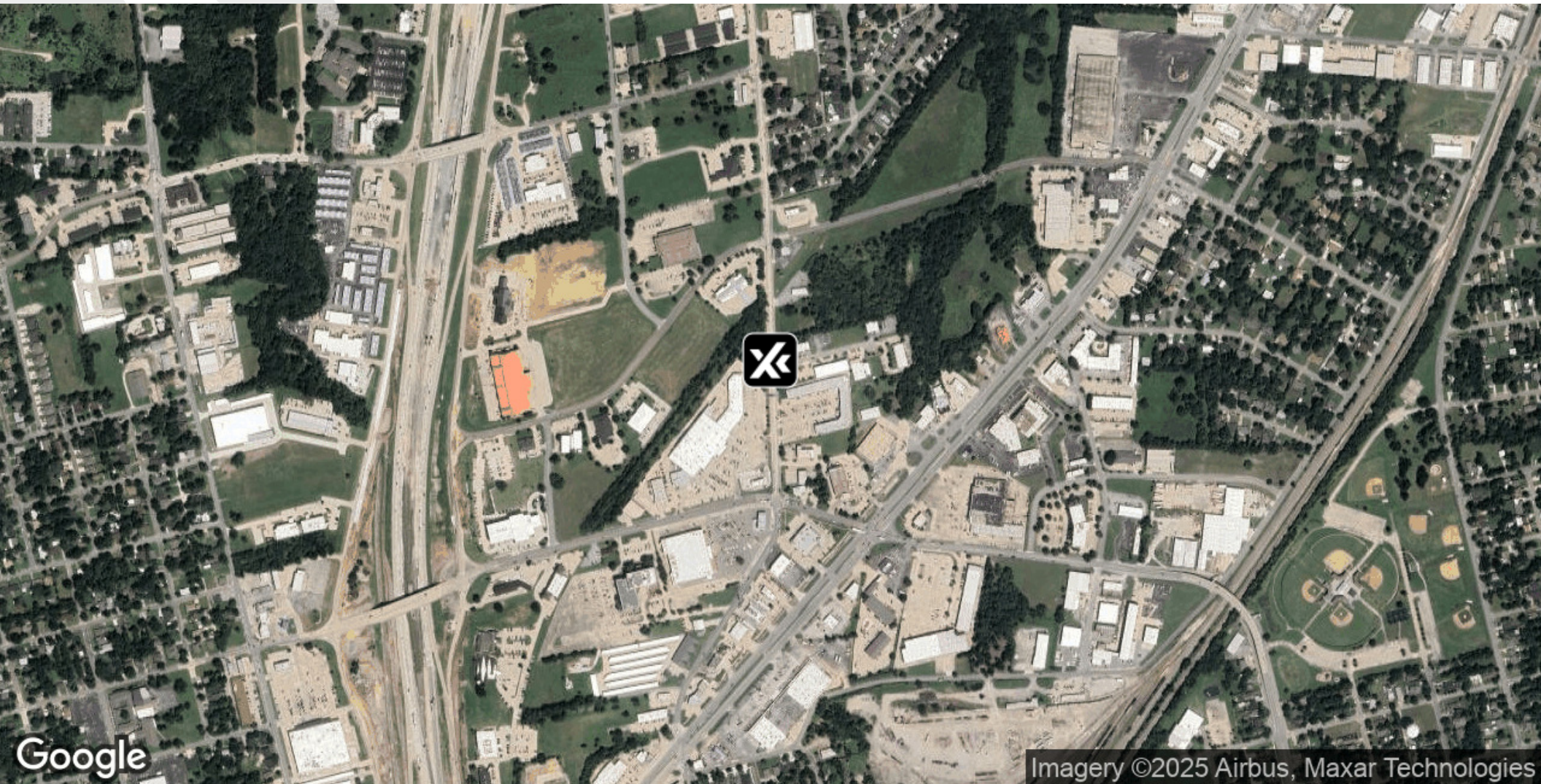
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Aerial Map

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Section 3

Demographics

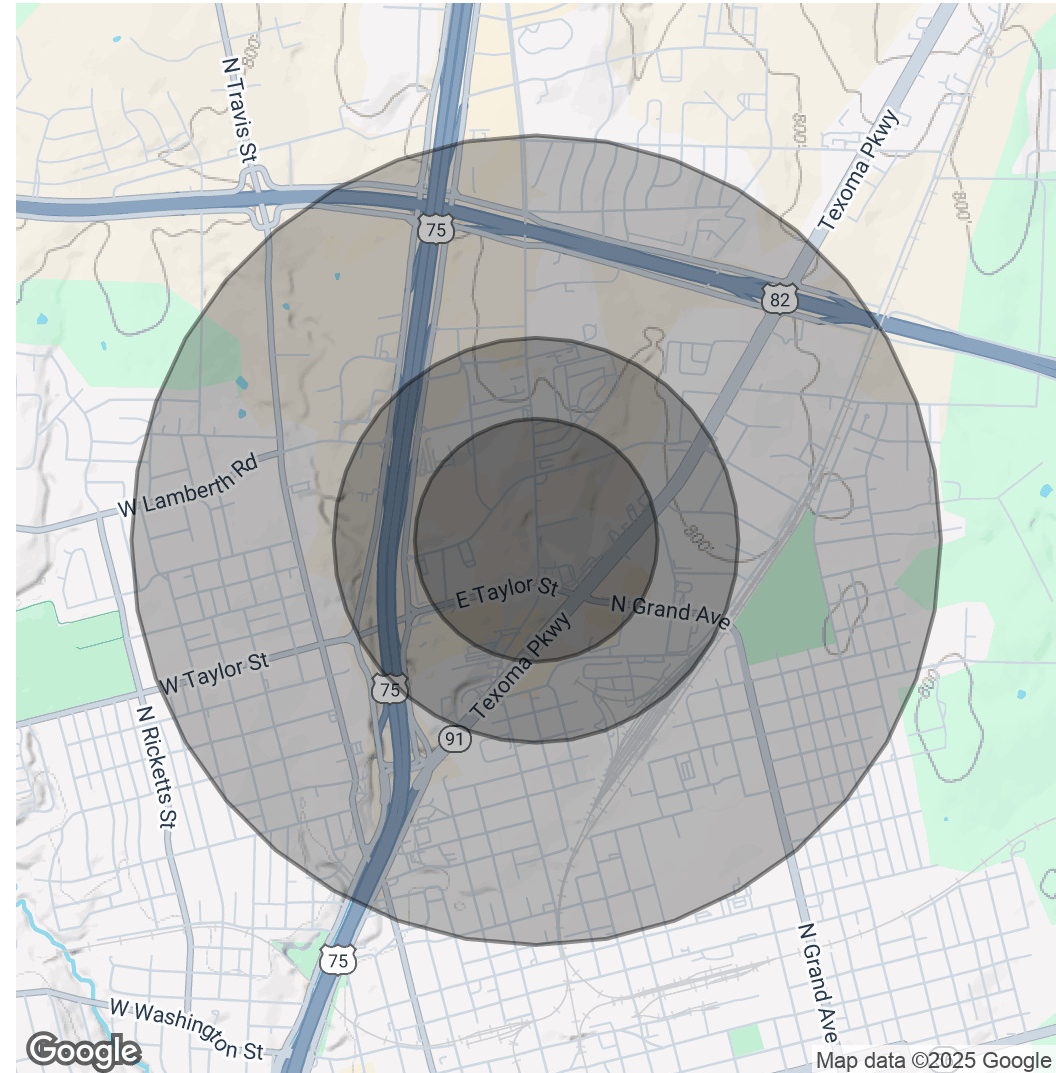


Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	59	535	6,519
Average Age	40	39	37
Average Age (Male)	37	37	36
Average Age (Female)	42	41	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	24	217	2,373
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$68,916	\$65,257	\$72,717
Average House Value	\$244,103	\$518,126	\$357,667

Demographics data derived from AlphaMap



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Additional Photos

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