

PRIME FUNCTION SPACE IN THE HEART OF SHERMAN'S GROWTH CORRIDOR

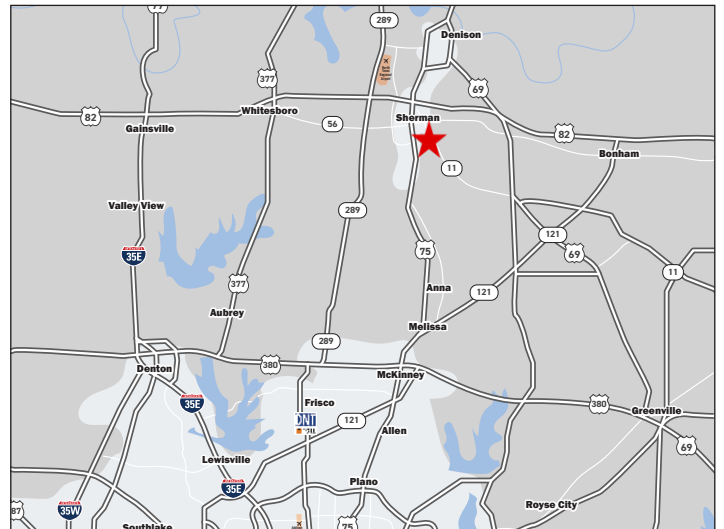
3605 S. US HIGHWAY 75 | SHERMAN, TX



Ballroom

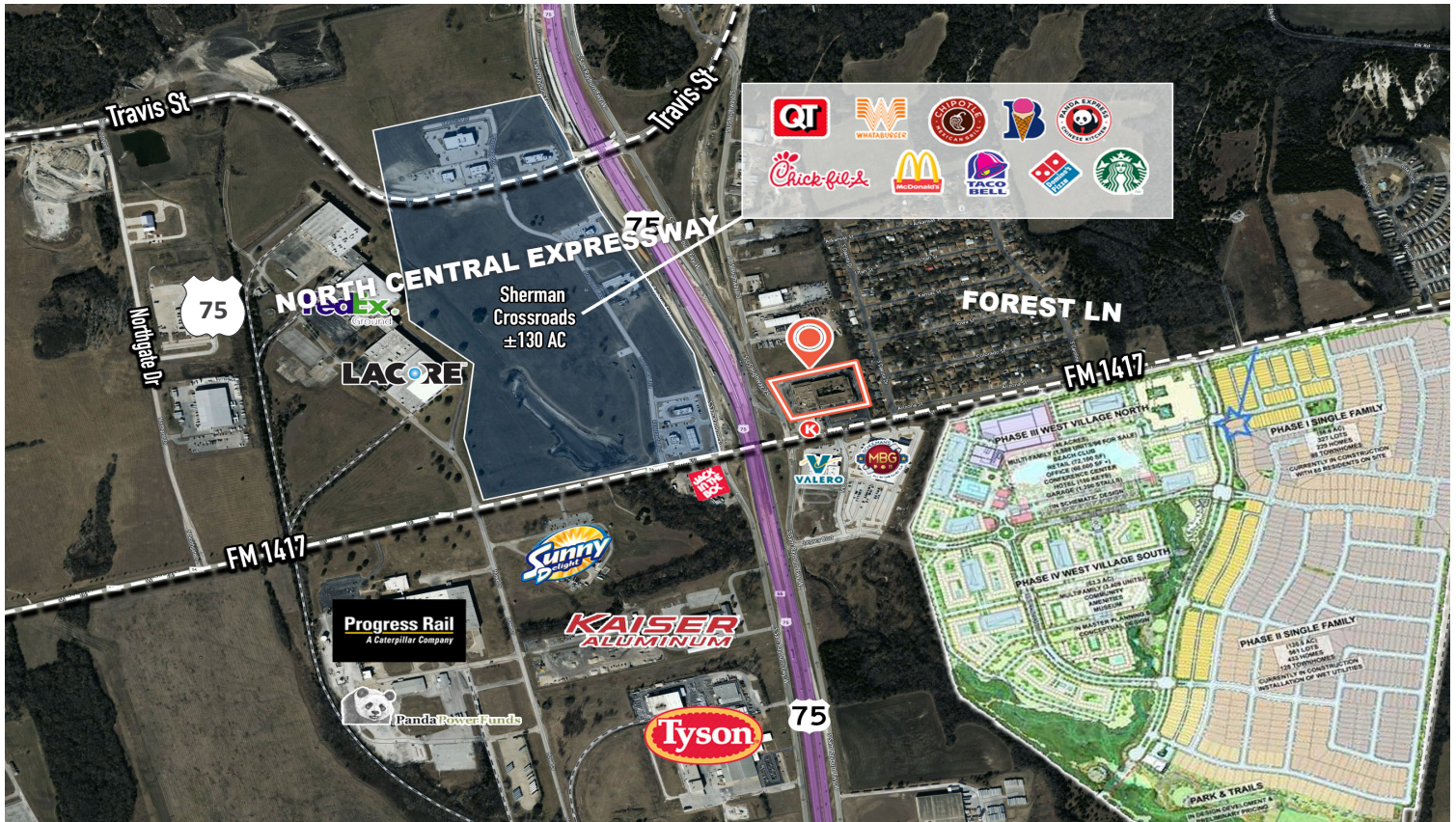
HIGHLIGHTS

- 12,027 SF of versatile event spaces in Sherman featuring:
 - Elegant pre-function area
 - Grand ballroom
 - Lounge
 - Café with garden view
 - Fully equipped commercial kitchen
- Direct frontage on I-75
- High-traffic intersection of I-75 and Heritage Pkwy (Hwy 1417)
- Ample parking spaces
- Proximity to major employers including Texas Instruments, Emerson, Sunny Delight, GlobiTech Inc., Coherent Corp and Tyson Foods
- Adjacent to major mixed-use development such as Sherman Crossroads (130ac), Bel Air Village (288 ac.), Travis Height (404 lots), Three Oaks (184 lots) and more on the horizon
- Call for lease rate




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Sherman's Growth Corridor

Sherman is experiencing rapid growth driven by major industrial investments and large-scale residential developments. Positioned at the key intersection of I-75 and Heritage Parkway, this 12,027 SF function space is at the heart of the city's expansion. As Sherman continues to attract new businesses and residents, this location offers a prime opportunity to capitalize on the area's rising demand for quality event and hospitality venues.

Demographics	3 Miles	5 Miles	10 Miles
2025 Est. Population	19,161	43,882	74,583
Avg. Household Income	\$81,555	\$87,956	\$92,886
Traffic Count:	±45,796 VPD along Hwy 75 (N/S) ±8,804 VPD along FM 1417 (E/W)		
Distance:	 TEXAS INSTRUMENT 4.5 Miles	Sherman High School 6.5 Miles	North Texas Regional Airport 5 Miles

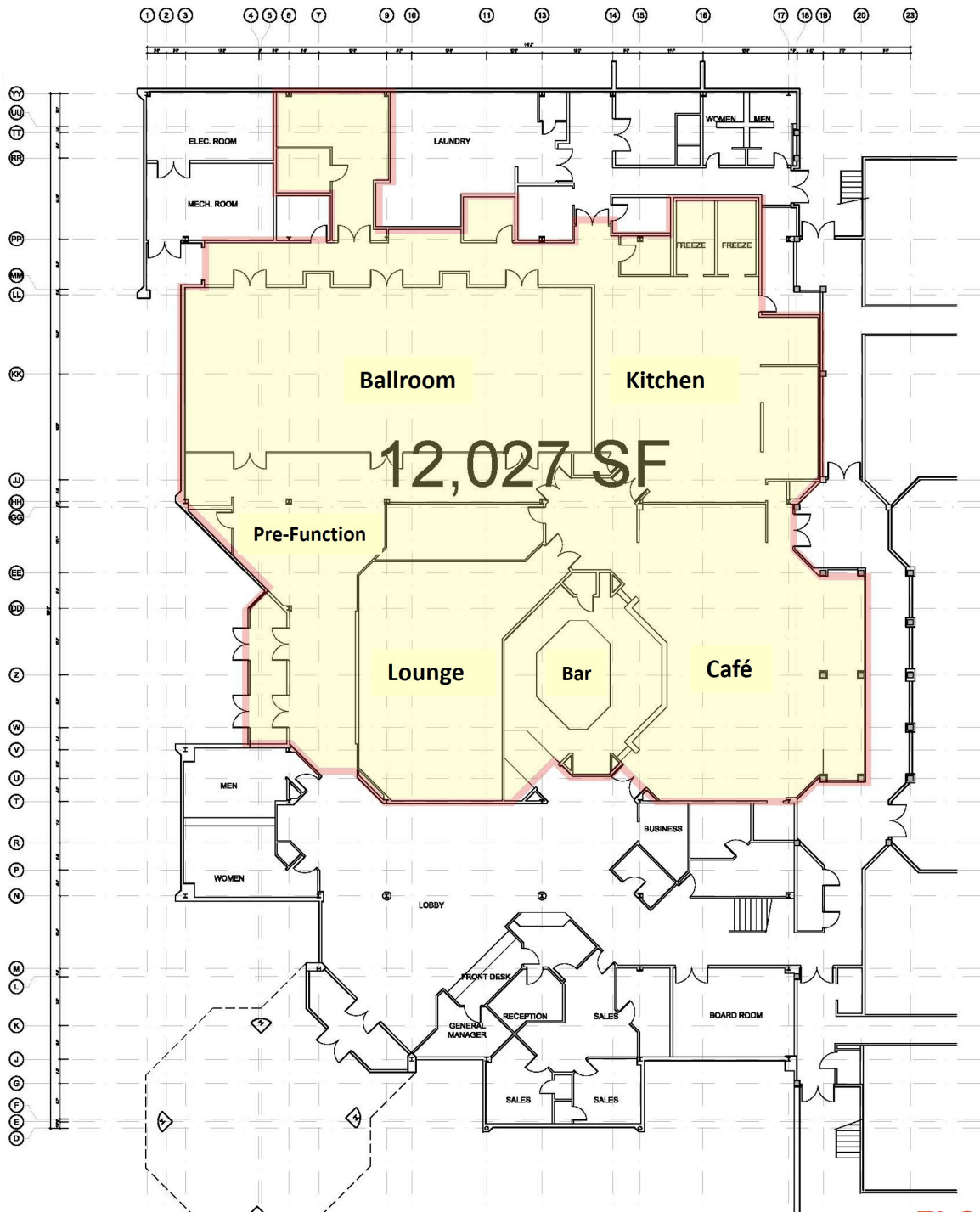
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FLOOR PLAN



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Younger Partners Dallas, LLC	9001486		214-294-4400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Moody Younger	420376	moody.younger@youngerpartners.com	214-294-4412
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date