

SHERMAN TOWN CENTER

Pad Sites Available for Lease or Sale

NWQ and SWQ of I-75 and Loy Lake Road
Sherman, Texas

COMING SOON:



 NewQuest

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Project Highlights



22%
POPULATION
GROWTH
WITHIN 20 MILES
FROM 2020 TO 2024



\$100K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 20 MILES



606,420
CURRENT
POPULATION
IN TRADE AREA



2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

STRONG RESIDENTIAL GROWTH

25% HOUSING GROWTH FROM 2020 TO 2023
WITHIN A 20-MILE RADIUS

246,224 CURRENT HOUSEHOLDS WITHIN TRADE AREA

Regis Estimates as of Q4 2023

Project Highlights



LARGEST REGIONAL SHOPPING CENTER BETWEEN DALLAS AND OKLAHOMA CITY



DESTINATION SPOT FOR DINING, SHOPPING, AND ENTERTAINMENT FOR NORTH TEXAS AND SOUTHERN OKLAHOMA



CENTER INCLUDES MAJOR NATIONAL RETAILERS: TARGET, PETCO, ROSS, WALMART SUPERCENTER, AND HOME DEPOT



AVAILABLE:
1 TO 5-AC PAD SITES



TxDot Traffic Counts as of 2024

10.24 | 10.24



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10.24 | 10.24

KEY	BUSINESS	AREAS	KEY	BUSINESS	AREAS
1	Available Pad For Sale	49,312 SF	7	Mooyah Burgers	2,100 SF
2	Available Pad For Lease	3-5 Acres	8	Total Nutrition	1,155 SF
3	Available Pad For Lease	1 Acre	9	Great Clips	900 SF
4	Kay Jewelers	2,555 SF	10	Crumb! Cookies	1,845 SF
5	Nail Salon	1,395 SF	11	Valvoline	1 Acre
6	Sleep Number	2,450 SF	12	Texoma Medical Center ER	8,400 SF





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VIEW 2



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Demographics



POPULATION	5 MILES	10 MILES	20 MILES	TRADE AREA
Current Households	22,769	40,276	70,711	243,061
Current Population	56,837	101,418	179,244	606,420
2020 Census Population	49,552	86,685	146,857	526,590
Population Growth 2020 to 2024	14.70%	17.00%	22.05%	15.16%
2024 Median Age	35.9	37.5	39.5	39.1

RACE AND ETHNICITY	5 MILES	10 MILES	20 MILES	TRADE AREA
White	75.83%	77.18%	77.56%	74.00%
Black or African American	7.25%	6.51%	6.03%	5.71%
Asian or Pacific Islander	1.77%	1.59%	1.51%	1.07%
Other Races	13.92%	13.33%	13.02%	14.56%
Hispanic	15.70%	15.54%	14.98%	11.21%

INCOME	5 MILES	10 MILES	20 MILES	TRADE AREA
Average Household Income	\$95,850	\$94,711	\$99,848	\$91,353
Median Household Income	\$70,926	\$73,198	\$77,570	\$66,533
Per Capita Income	\$37,507	\$37,171	\$39,301	\$35,939

CENSUS HOUSEHOLDS	5 MILES	10 MILES	20 MILES	TRADE AREA
1 Person Households	37.15%	35.18%	34.39%	35.09%
2 Person Households	34.72%	36.41%	37.86%	37.66%
3+ Person Households	28.13%	28.41%	27.75%	27.25%
Owner-Occupied Housing Units	52.86%	59.07%	66.90%	66.87%
Renter-Occupied Housing Units	47.14%	40.93%	33.10%	33.13%

2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Josh Friedlander	526125	jfriedlander@newquest.com	281.477.4381
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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