

Sherman Specialty Office/Daycare Facility

FOR LEASE: \$3,000 A MONTH + UTILITIES

Prepared by:

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417 S. Walnut
Sherman, TX 75090



THE SPACE

Location	417 S. Walnut Sherman, TX 75090
County	Grayson
APN	163274
Square Feet	2,095
Rent Per Month	\$3,000.00
Lease Type	Modified

Notes Tenant is responsible for all Utilities



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
9,286	40,324	48,790



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$73,213	\$79,326	\$84,822



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,108	15,231	18,839

PROPERTY FEATURES

BUILDING SF	2,095
LAND ACRES	0.49
YEAR BUILT	2004
ZONING TYPE	Commercial Retail
BUILDING CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	8



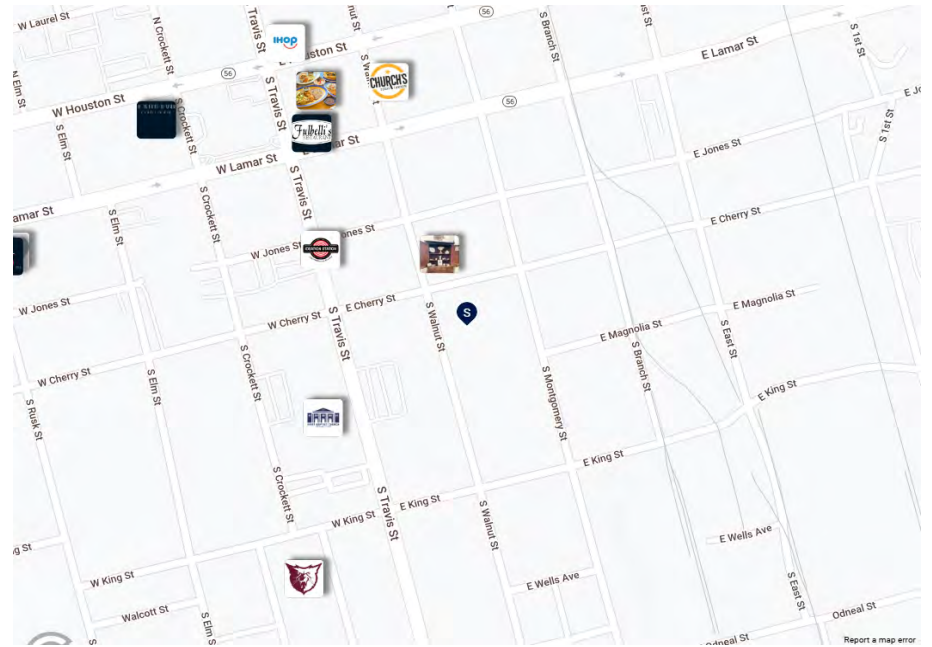
PROPERTY DETAILS

- » Fully functional kitchen space Entry and common area has open layout.
- » 4 spacious offices
- » 3 1/2 baths and 1 full bath with shower facilities
- » Open layout entry and common area
- » Covered front driveway and plenty of parking
- » Beautiful back porch with large treed back yard

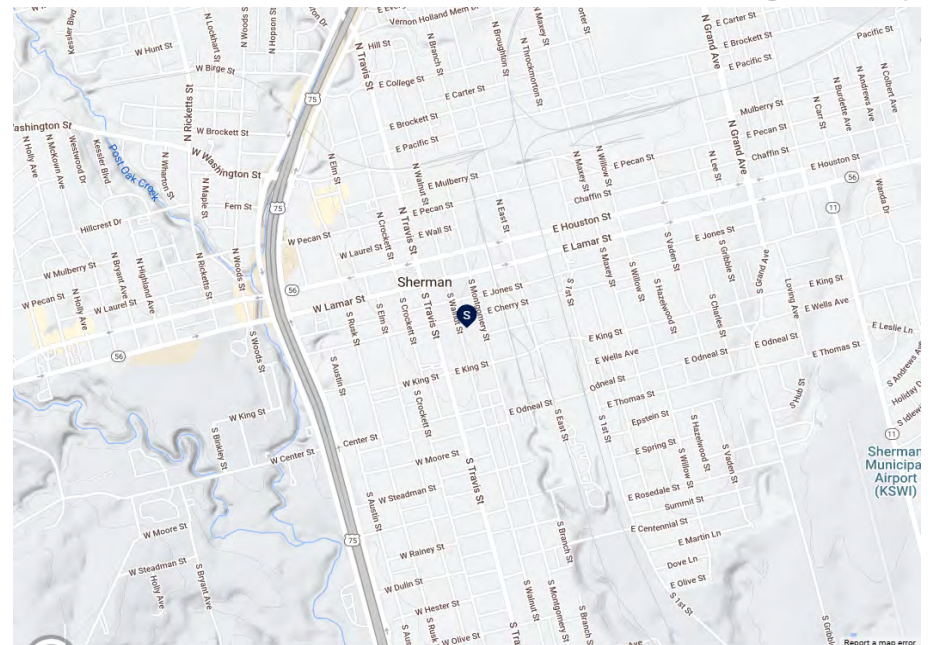
LOCATION HIGHLIGHTS

- » Property previously functioned as an adult daycare facility
- » Zoned as Commercial Retail approved for many uses
- » Located just 1 block from Downtown Sherman and close to thriving business district
- » Excellent location for small daycare facility, after school care of creative office space. Bring your business expansion ideas! Property is a must see!

Locator Map



Regional Map





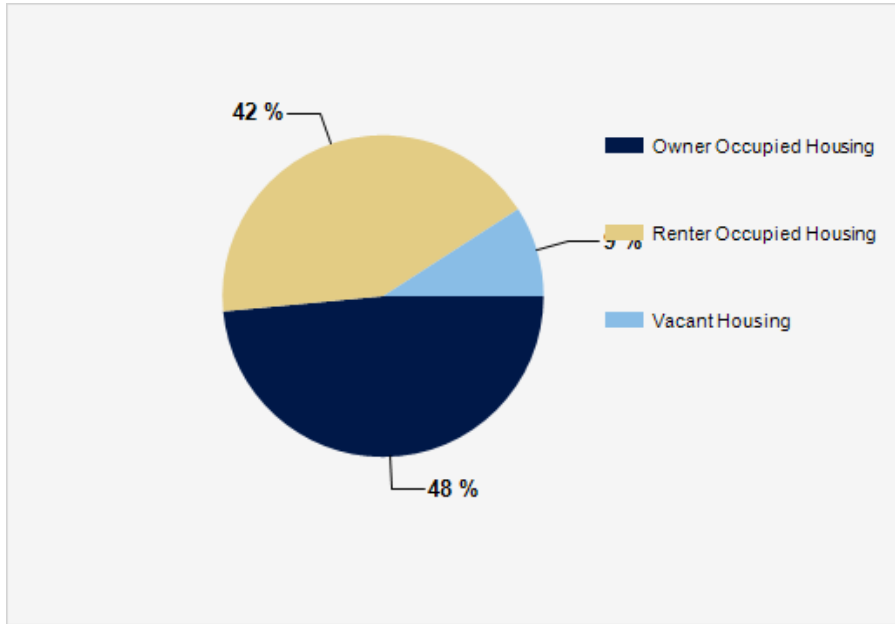
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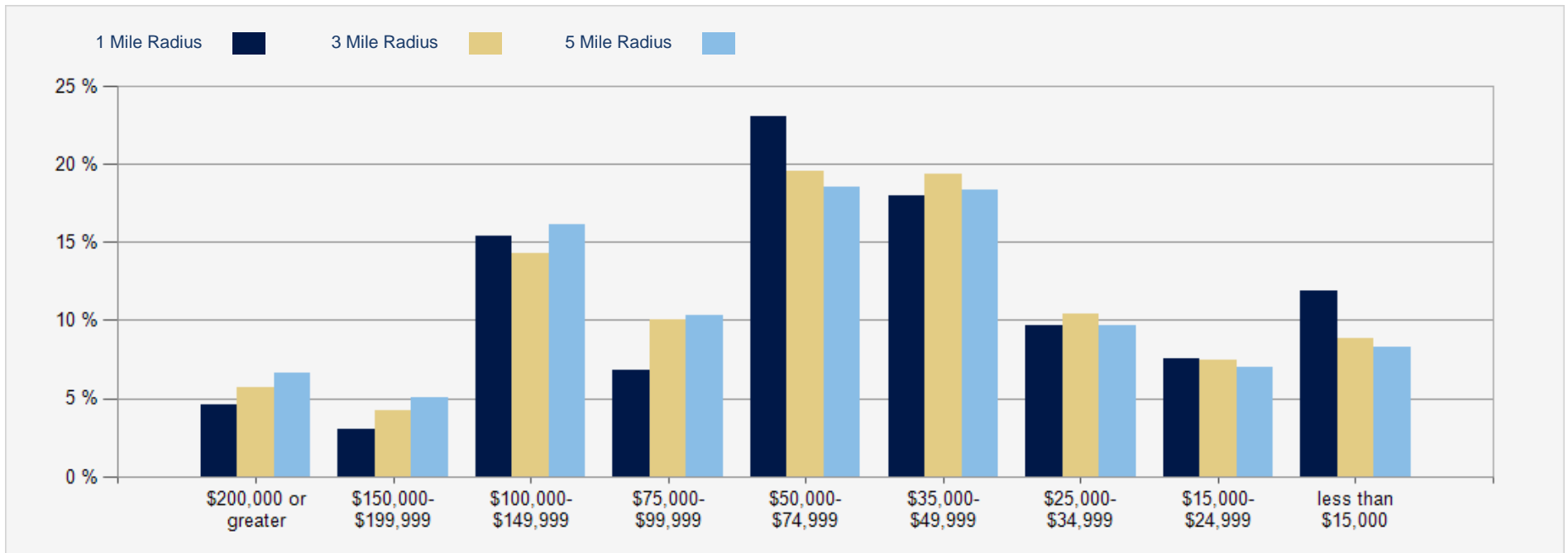
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income



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CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Preeminent CRE Group and it should not be made available to any other person or entity without the written consent of Preeminent CRE Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Preeminent CRE Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Preeminent CRE Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Preeminent CRE Group has not verified, and will not verify, any of the information contained herein, nor has Preeminent CRE Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



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Myndee Allen
Sales Associate

Myndee is a knowledgeable, motivated, and diligent commercial real estate agent. Myndee specializes in Tenant Rep work for retail, office, industrial, and flex properties. She also has a successful track record selecting similar sites for commercial buyers.

Myndee began her commercial real estate career as an administrative assistant for a tenured commercial agent in the DFW area. Shortly thereafter, she obtained her real estate license and immediately jumped into the world of Tenant Representation. In her first 2 years, she has successfully placed multiple clients in suitable lease space and negotiated optimal lease terms for them.

Her success is largely due to her responsiveness, negotiation and listening skills, high integrity, and exceptional commitment to customer satisfaction.

Myndee specializes in the following Commercial Real Estate activities:

- Tenant Representation
- Lease and Sub-lease negotiation
- Commercial Real Estate investment analysis
- Office, Industrial/Flex, Retail and Land site selection

Myndee is a lifelong resident of Texas and is committed to helping individuals and businesses in the Dallas-Fort Worth and North Texas areas realize their goals through the acquisition and disposition of commercial real estate.



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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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

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