

Pinnacle Montessori
Post oak crossing

(Sherman)



For Sale

9356 SQFT Build

0.76 Acre Land

ASKING PRICE

\$4.5 M

Building:

- Building Size: 9355.8 +/- sq ft
- Land Size is: 0.76 AC
- Existing commercial building converted to childcare
- The Space is available for any child or group activities



For Sale

0.7 Acre Land
9356 SQFT Build

For commercial use

Asking price
\$ 4.5 M

- ### PROPERTY FEATURES
- Immediate access to US Hwy 82
 - 3 miles US Hwy 75
 - Upcoming Residential development around. Suburban Neighborhood
 - Potential to support business complementary to existing school i.e. dance karate or religious gatherings.
 - Near Peakon grove park
 - Kitchen facility /Playground

	3 Mile (2021)	3 Mile Projected (2025)	5 Mile (2021)	5 Mile Projected (2025)
Total Population	24,796	26,275	45,391	47,996
Population change from 2010-2021 & 2021-2025	16.51%	5.96%	15.79%	5.63%
Average Household Income	\$72,383	\$78,476	\$67,122	\$72,997

No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability assumed for error or omissions.

Demographics:

2021 Income (Esri):
**Median Household
Income**
\$57,200

2021 Age: 5 Year Increments
(Esri):
Median Age
39.4

2021 Key Demographic Indicators
(Esri):
Total Population
27,450

2021 Tapestry Market Segmentation
(Households):
1st Dominant Segment
Old and Newcomers

Average Household Income (3 Miles radius): **\$72,383**

Age Median (3 Miles radius): **37.2**

Average Household Income in 2021: **\$76,018**

Total population (3 Miles radius): **24,796**

Family Households population (3 Miles radius): **18,400**

Average Household income in 2025: **\$84,645**

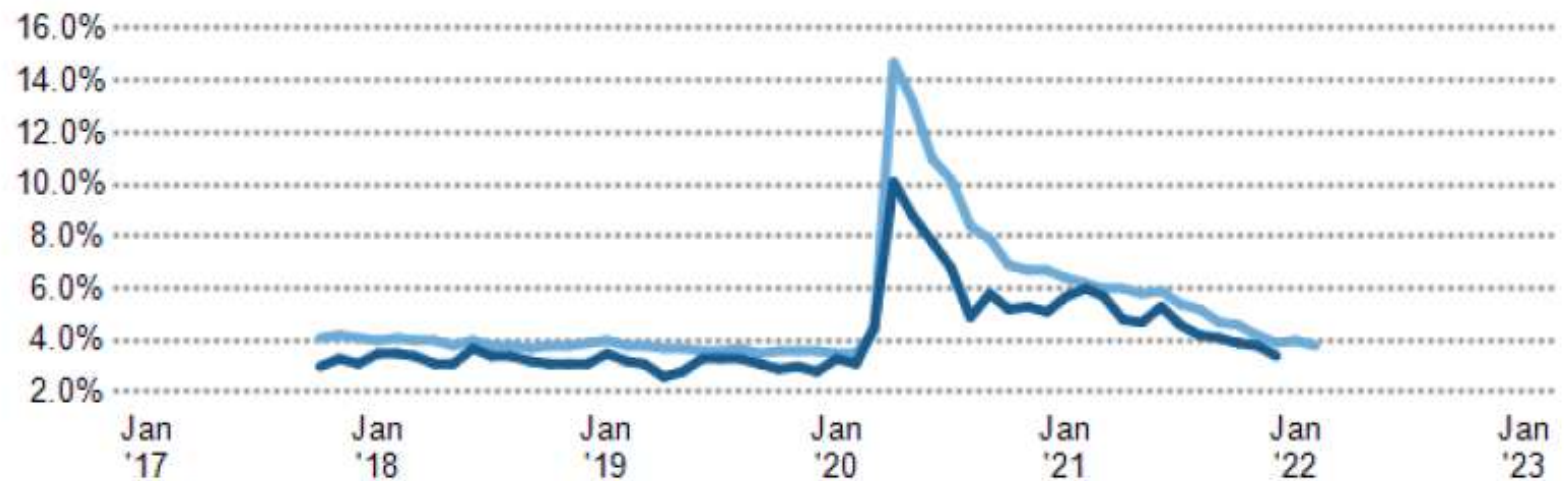
Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies

Data Source: Bureau of Labor Statistics via 3DL

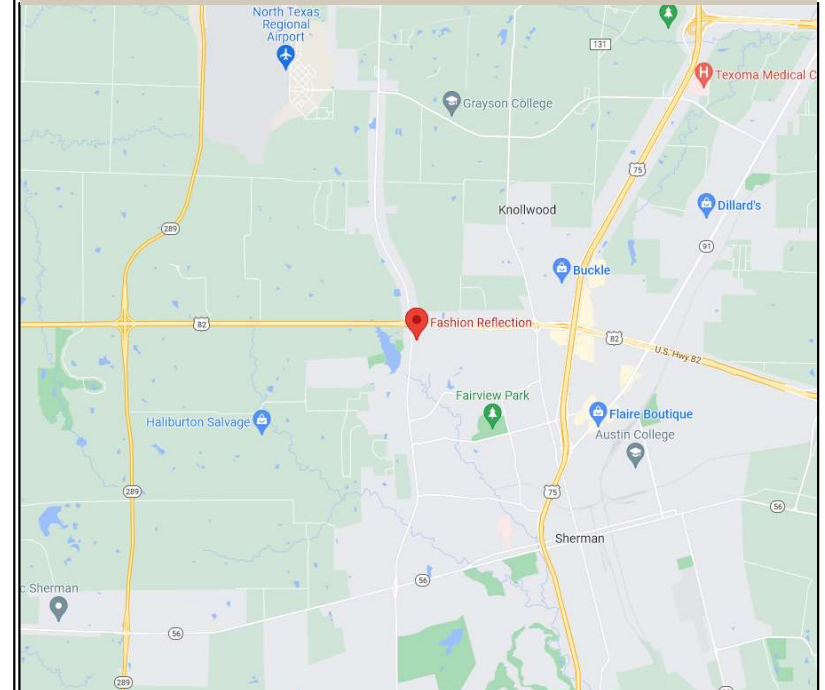
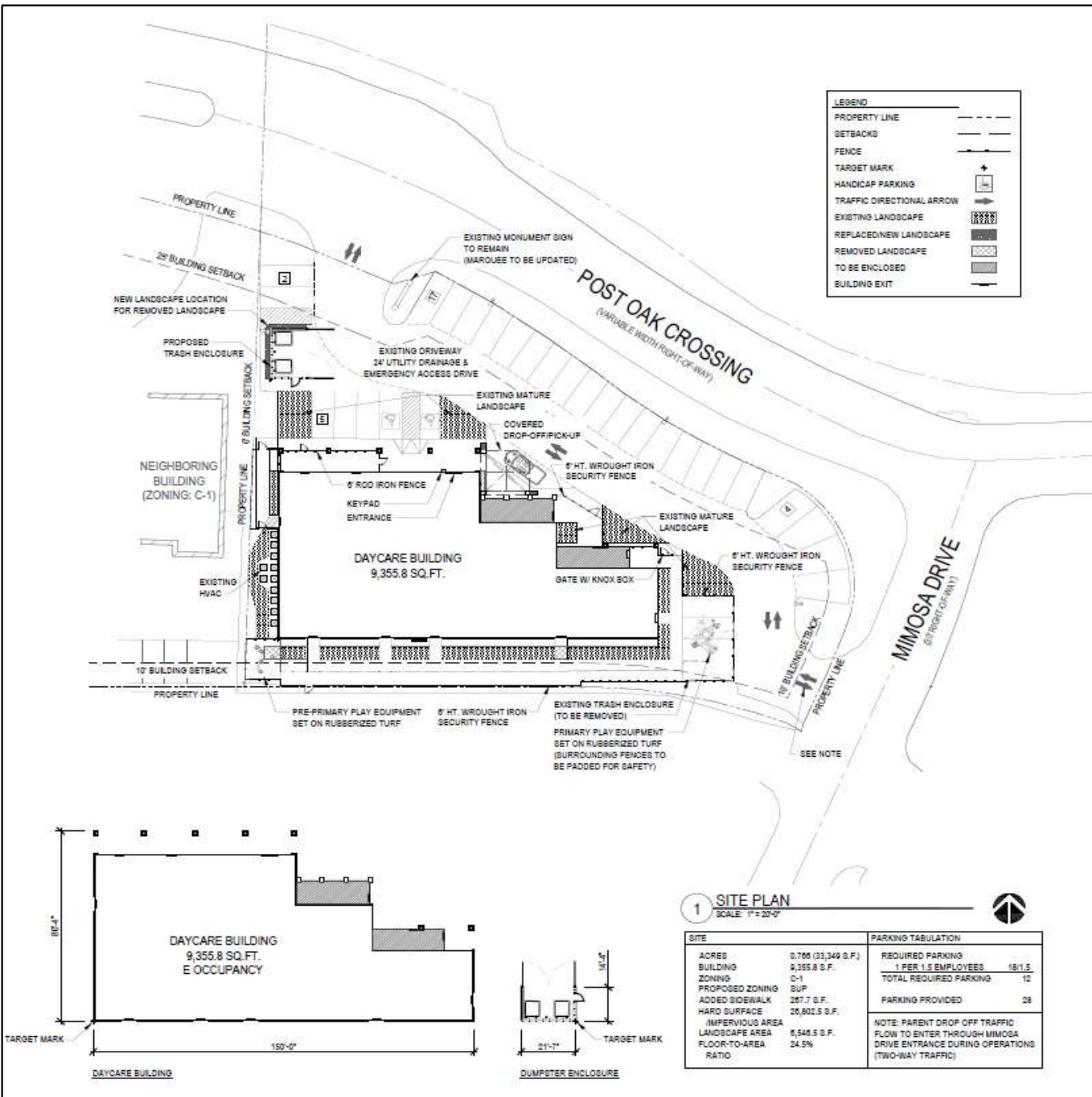
Update Frequency: Monthly

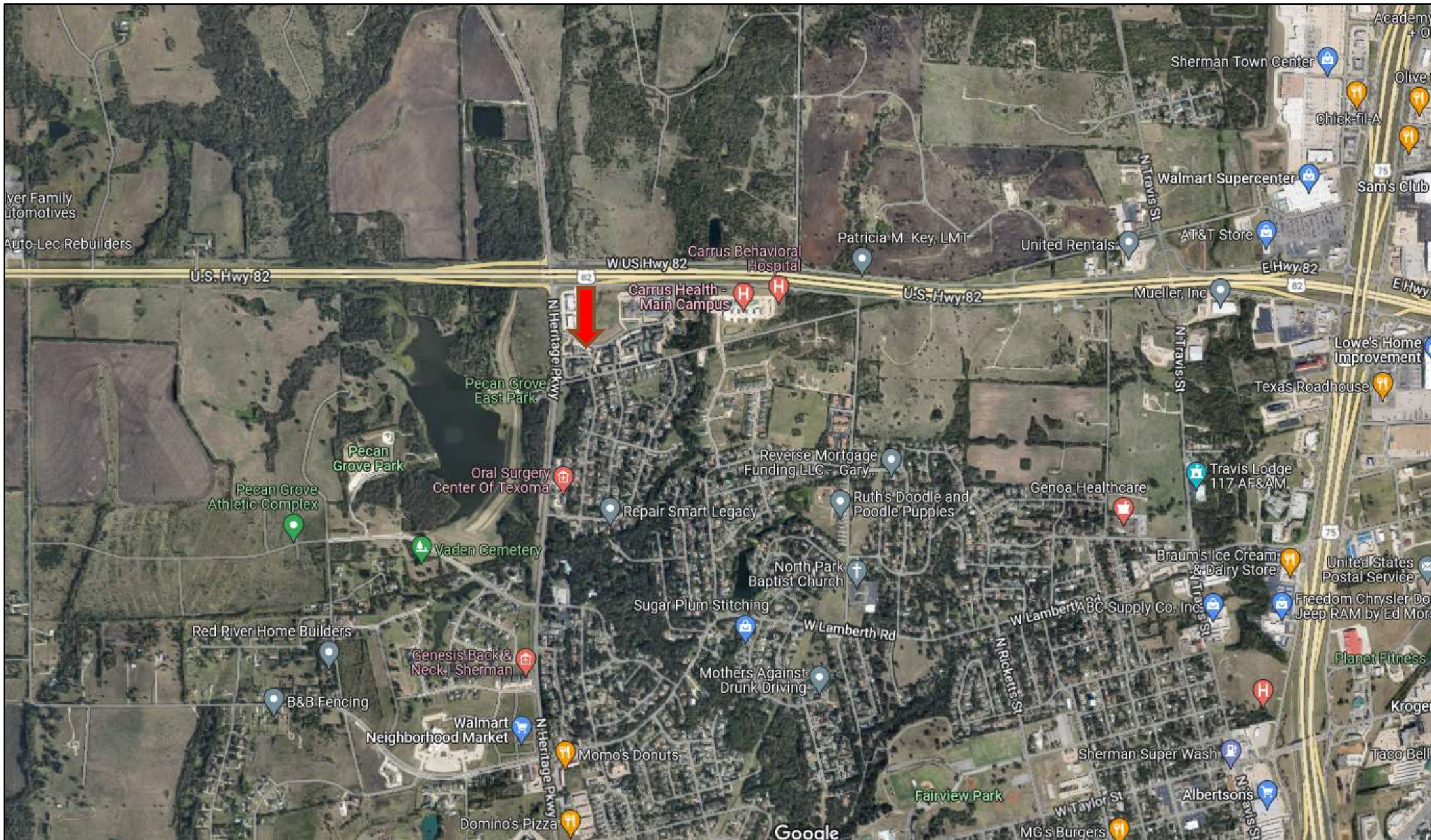
■ Sherman-Denison, TX
■ USA



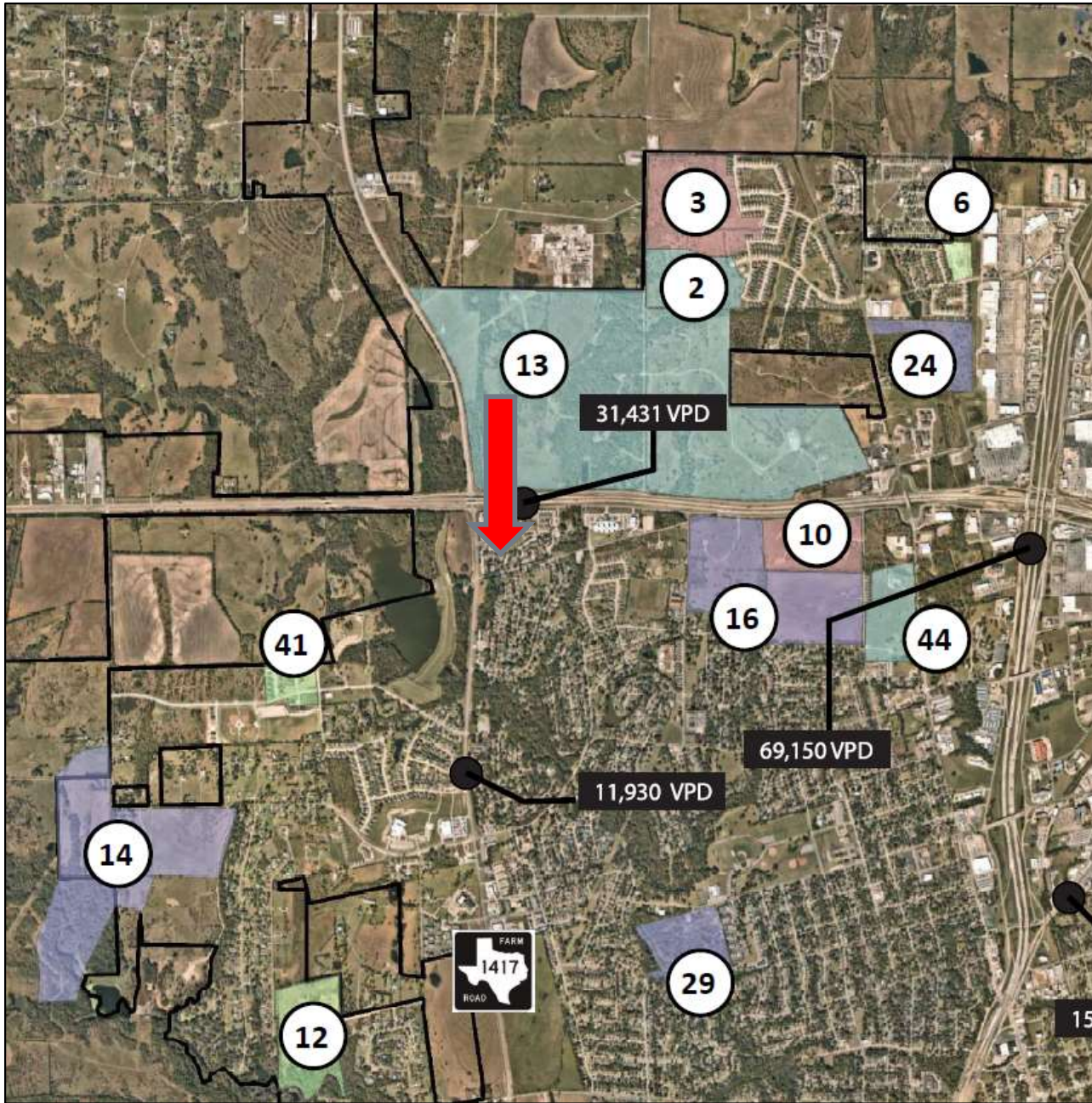
The existing single-story multi-purpose office building is comprised of approximately 9355.8 square feet on 0.76 acres with quick access to N Heritage Pkwy and Post oak crossing. Multi-purpose office buildings can be used for doctor's offices, shopping centers, multi-tenant office buildings, etc

Location:
 2100 Post Oak Crossing
 Sherman, TX 75092





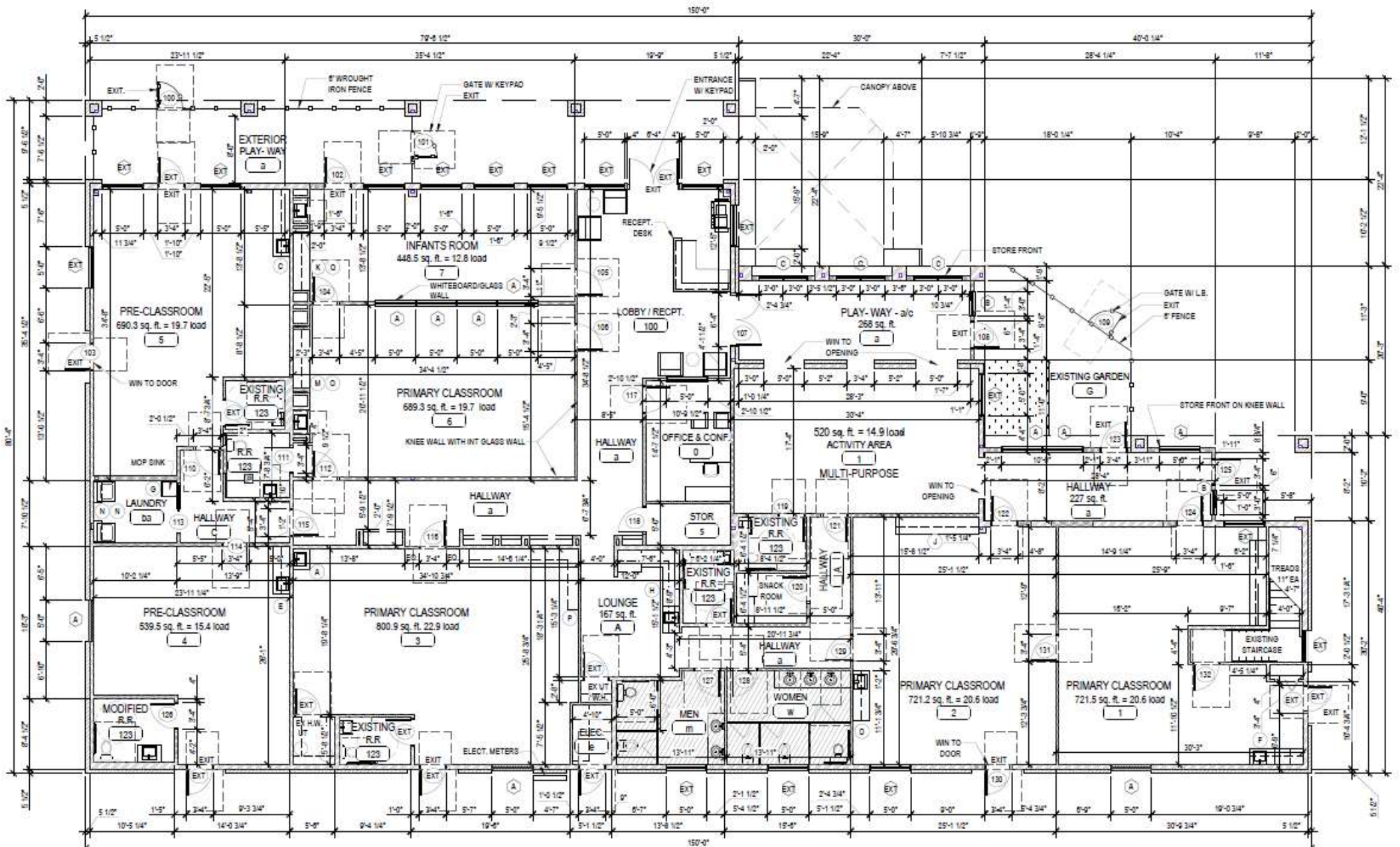
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Future Development			
	Single-family Lots	Multi-family Units	Commercial Acres
Planned Development	3,856 lots	7,800 units	515 Acres
Platted (Preliminary, Final or Site Plan)	4,181 lots	5,015 units	varies
In Draft	203 lots	none	varies
Total	8,240 lots	12,815 units	varies
Development Status			
	Single-family Lots	Multi-family Units	Manufactured Housing
Construction/ Building	1,505 lots	426 units	
Engineering Review	2,016 lots	1,250 units	409 units
Planning	4,339 lots	11,139 units	
Concept Plan	380 lots	varies	
Total	8,240 lots	12,815 units	409 units

16- 294 Single-family
 29- 560 Mul -family
 14- 219 Single-family 1200 Mul -family
 24- 371 Mul -family
 41- 76 Single-family

Planned development around



SCHOOL BUILDING TOILET LOAD		
1 TOILET PER 17 STUDENTS	147/15	
PROVIDED TOILETS	9.8 TOILETS	
	11 TOILETS	

1 PROPOSED FLOOR PLAN
 SCALE: 1/8" = 1'-0"





Pictures

The building is currently used as a Fashion store and a law office

Contact Us

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