

FOR LEASE

# SHERMAN COMMONS

SEQ & NEQ US 75 & LOY LAKE RD, SHERMAN, TX 75090



## PROPERTY INFO

Sherman Commons is a 241,651 sf power center located at the northeast and southeast quadrants of US 75 & Loy Lake Rd in Sherman, Texas. Kohl's Department Store, Academy, JoAnn's, Office Depot, and PetSmart represent strong anchor co-tenancy. Existing tenants enjoy abundant parking fields and excellent visibility to the intersection. Despite its tremendous success, this property still offers excellent mini anchor, small shop, restaurant, and pad opportunities.

### GROSS LEASABLE AREA

+ 241,651 SF

### AVAILABLE SPACE

+ 1,372 SF – 6,384 SF + pad sites

### Traffic Counts

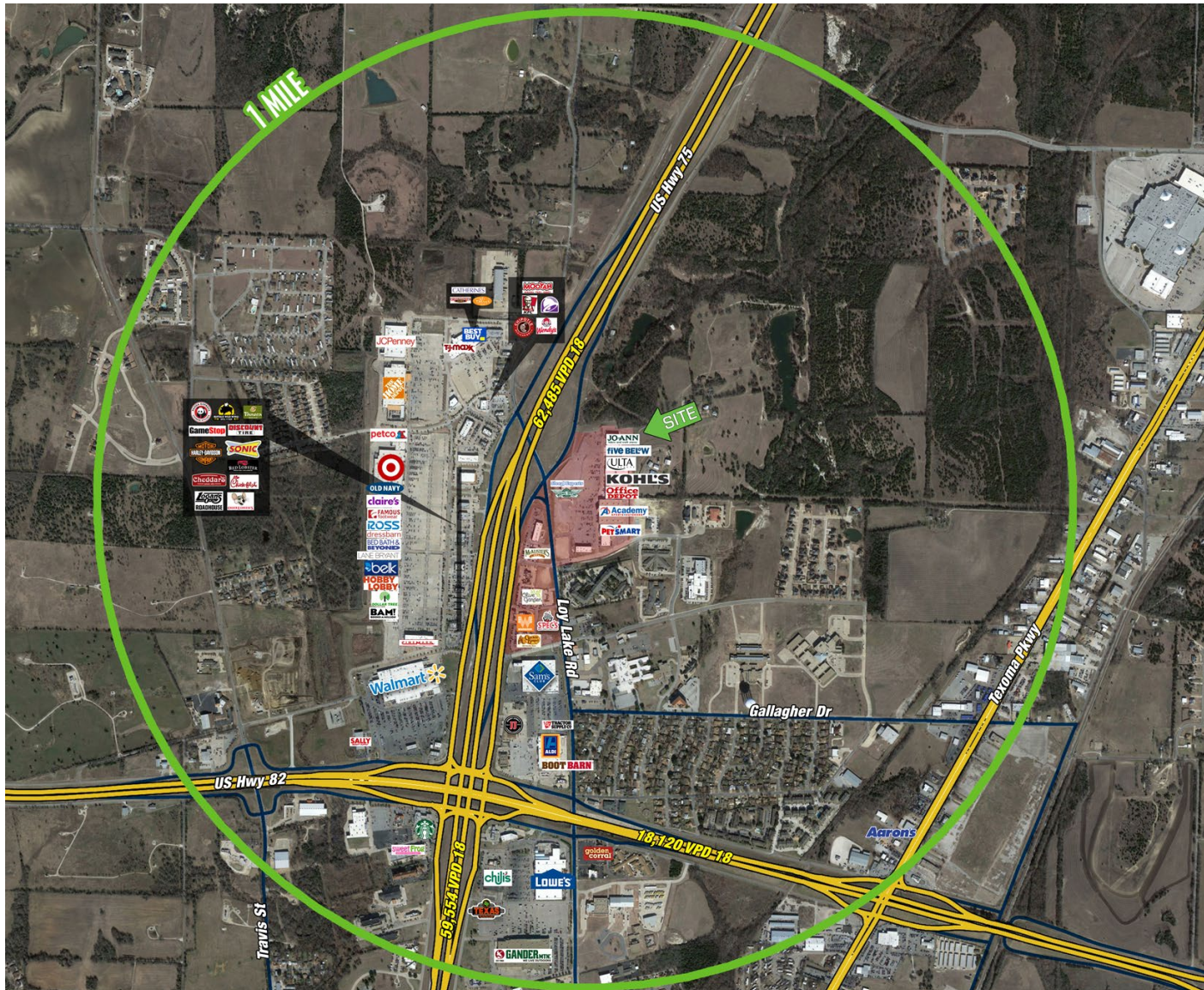
<b>US Hwy 75</b>	51,000 vpd
<b>Hwy 82</b>	18,120 vpd

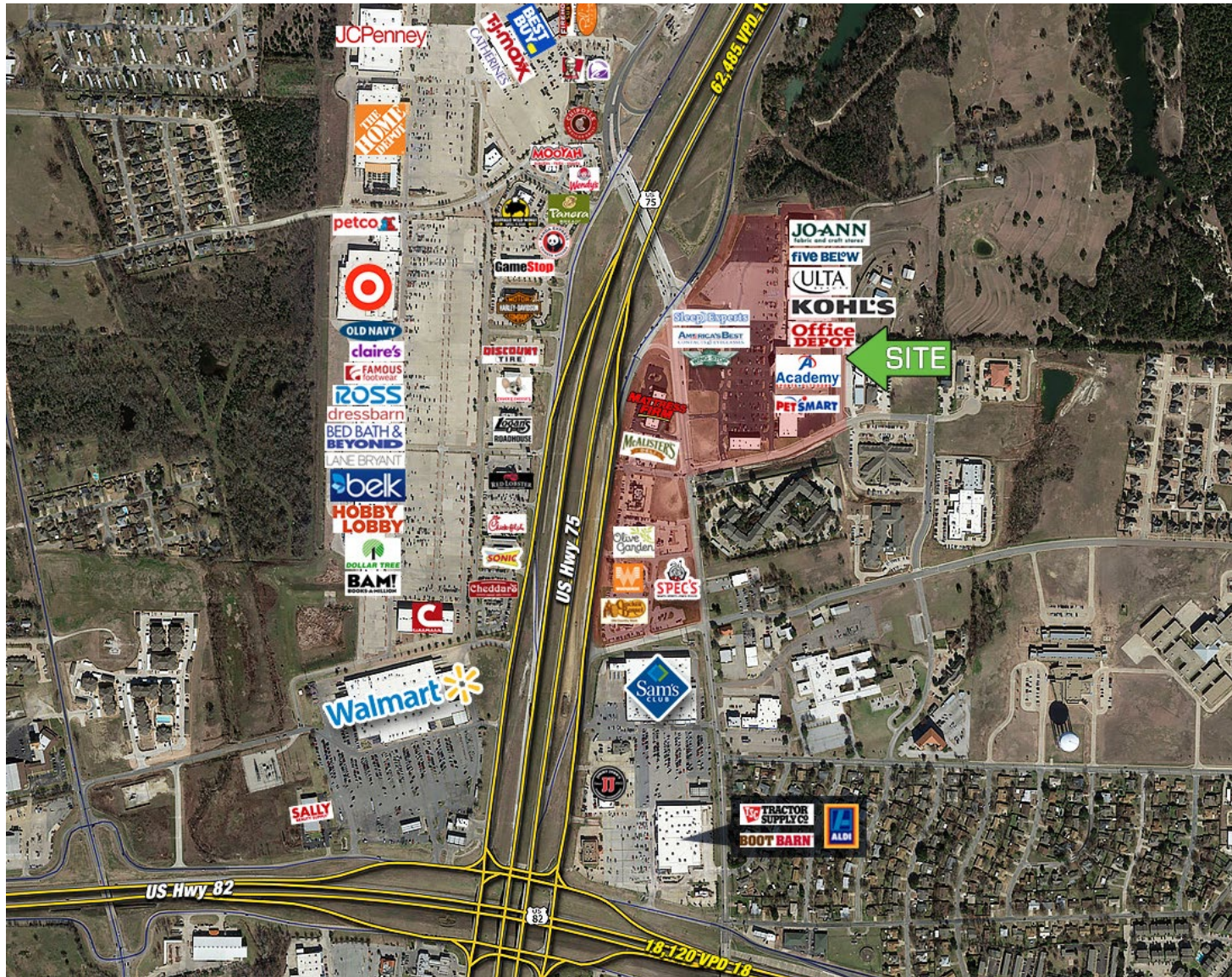
Source: TxDOT 2018

### 2019 Demographic Summary

	1 Mile	3 Miles	5 Miles
Total Population	3,073	22,787	51,004
Daytime Population	8,310	33,511	58,444
Average HH Income	\$57,139	\$66,672	\$67,949
Median Age	34.8	35.4	36.7





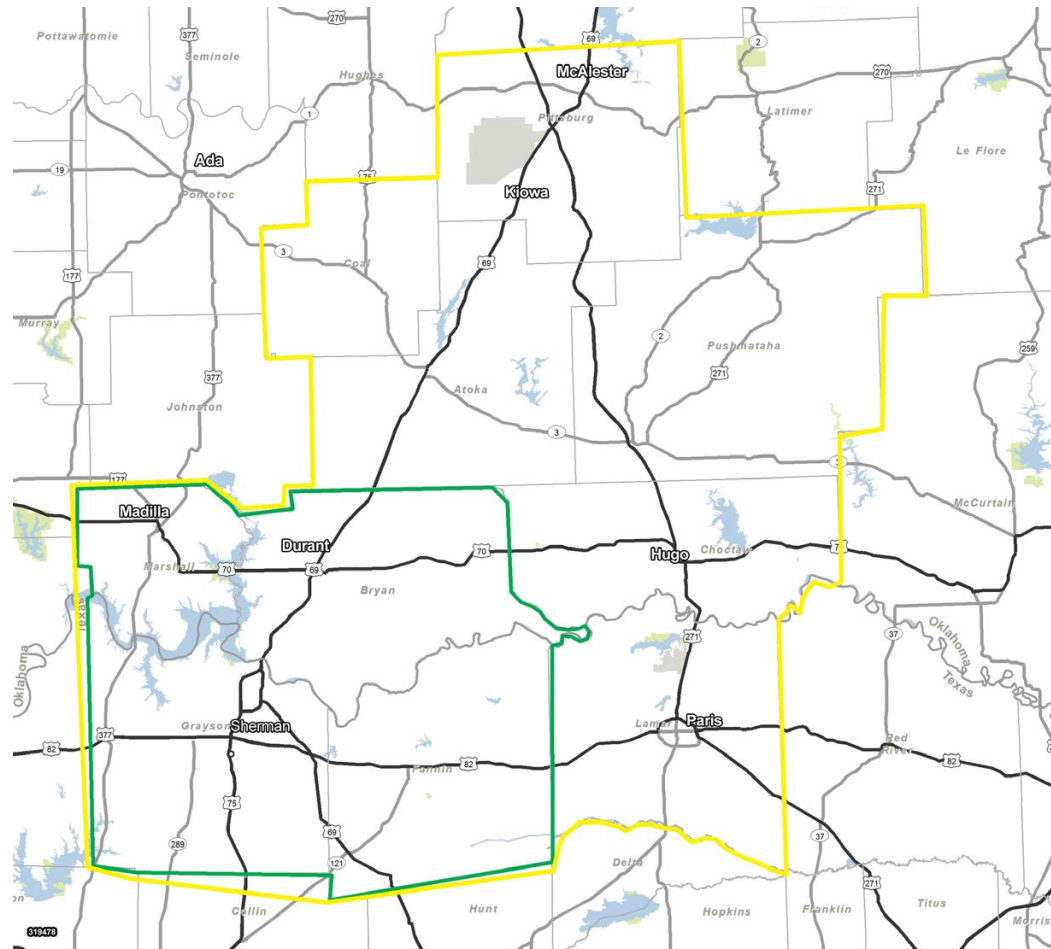


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UNIT	TENANT	SF
1	JoAnn Fabrics	20,451
2A	Five Below	7,890
2B	Ulta	10,070
3	Kohl's	68,725
4	Office Depot	16,909
5	Academy	74,769
6	PetSmart	20,087
8	AVAILABLE	6,384
9	Escape Nails	1,816
10	Home Town Dental	2,800
11	Valor Health Care	5,568
12	AVAILABLE	3,425
13	Cowboy Chicken	3,000
14	Sleep Experts	5,000
15A	AVAILABLE	2,000
15B	Express Employment	1,982
15C	America's Best	3,008
16	Menchie's Frozen Yogurt	1,500
17	Wing Stop	1,500
18	PBA	8,050
19	PBA	13,000
20	Mattress Firm	4,000
21	Leslie's Pool Supply	2,800
22	AVAILABLE	1,372
23	Ye's Poke & Teppan	1,600
24	AVAILABLE	1,554
25	FedEx Office	1,800
26	T-Mobile	2,200
27	PAD SITE	0.511 acres
28	McAlister's Deli	3,328
29	PAD SITE	1.020 acres
30	Taco Cabana	2,844
31	Olive Garden	7,399
32	Spec's	10,144
33	Whataburger	3,218
34	Cracker Barrel	10,003

PBA = proposed building area



### 2016 Demographic Summary

#### Primary Trade Area

Daytime Populations	141,764
Population	220,768
Average HH Income	\$60,263

#### Secondary Trade Area

Daytime Populations	243,828
Population	358,953
Average HH Income	\$58,682

- PRIMARY TRADE AREA
- SECONDARY TRADE AREA

## CONTACT US

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# 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:
  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

_____	_____	_____	_____
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
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		