

# VANCOE COMMERCIAL



## Shafer Crossing SWC US-75 & US-82 | SHERMAN, TEXAS 75090



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# Shafer Crossing

SWC US-75 & US-82 | Sherman, Texas 75090  
Property Highlights



## LOCATION

SWC of US-75 & US-82  
2916 N. US-75, Sherman, Texas 75090

## AVAILABLE

✍ +/- 9,713 SF 2nd Gen Retail Space Available

## RATE

Call for Info & Price

## TRAFFIC COUNTS (TXDOT)

<b>81,900 VPD ('24)</b> US-75 South of US-82	<b>34,660 VPD ('24)</b> US-82 West of US-75	<b>72,656 VPD ('24)</b> US-75 North of US-82
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## DEMOGRAPHICS (ESRI)

	1-Mile	3-Mile	5-Mile
2025 Population	4,359	33,213	53,504
2030 Population	5,057	36,336	58,640
Daytime Population	10,749	43,676	61,800
Average HH Income	\$77,828	\$82,958	\$85,717

## HIGHLIGHTS

- ✍ Anchored by Ashley Furniture
- ✍ Located at the SWC of US-75 & US-82, the most heavily trafficked intersection in Sherman
- ✍ Pylon signage visible from US-82
- ✍ Ample parking space
- ✍ National retailers at this intersection include Walmart Supercenter, Target, Sam's Club, Home Depot, Lowe's, Academy Sports, Hobby Lobby & more



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Site Plan

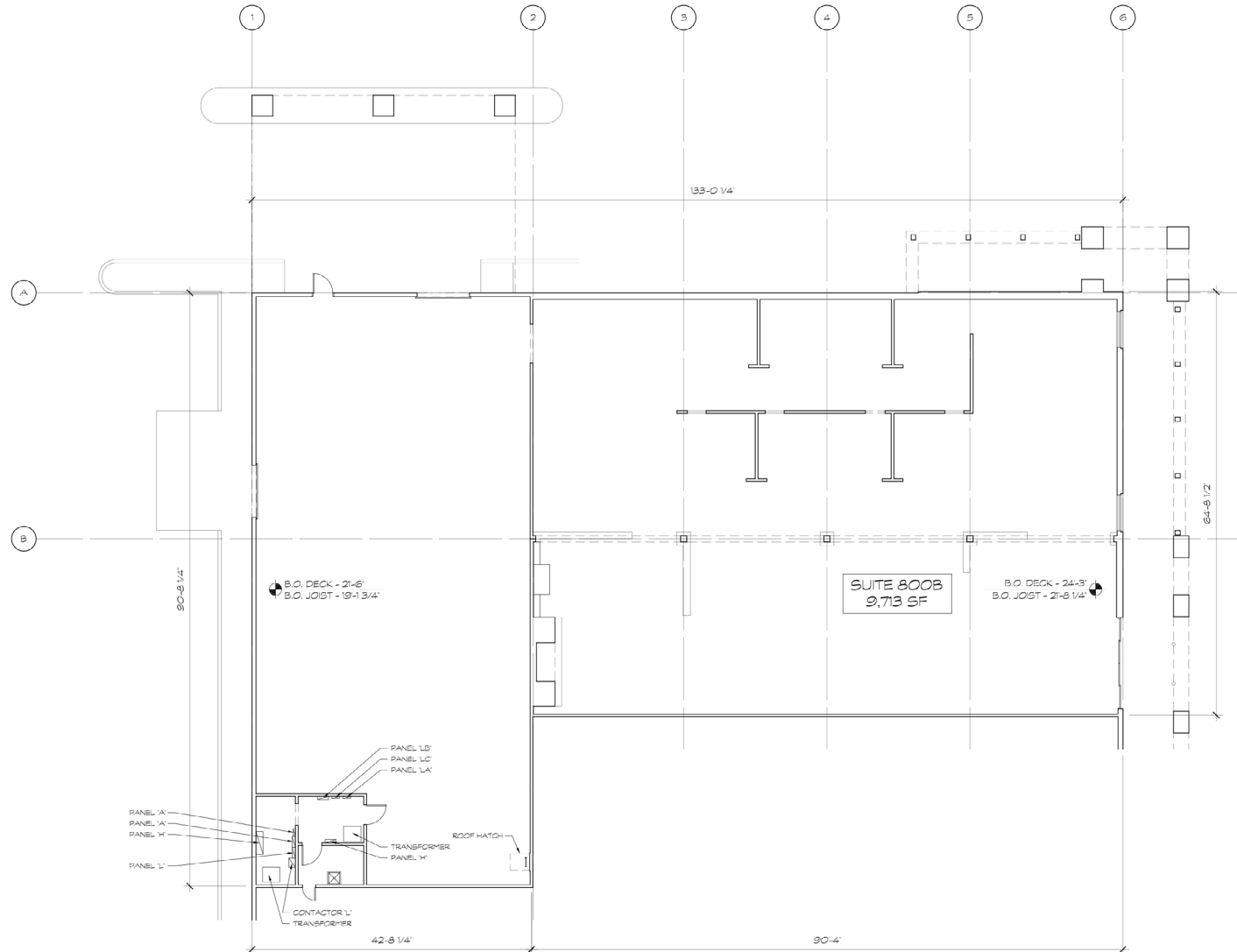


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Floor Plan



1 LEASING PLAN - SUITE 800B  
3/32" = 1'-0" 388-06-01 Leasing Plan - Suite 800B 01-01



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Wide Aerial



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Market Aerial



**TEXAS INSTRUMENTS**  
4.7 MSF plant \$30 Billion investment  
3,200 jobs - Opening 2025

**GLOBITECH**  
3.2 MSF plant \$5 Billion investment  
1,500 new jobs Opening 2025

**FINISAR**  
1 of 4 Finalists for New Plant  
\$3 Billion Investment - Up to 4,000 Jobs  
Potential Construction Start in 2025

Target, Walmart, Costco, JCPenney, Petco, Hobby Lobby, TJ Maxx, Old Navy, Michaels, Ross, Best Buy

TEXOMA EVENT CENTER  
HEY DAY, CRAFT PIES, CJS COFFEE CAFE, Cabela's

Tyson, SunVU, KAISER, Progress Rail, GLOBITECH, ALPLA, YRC

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## Information About Brokerage Services

2-10-2025



*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. **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.

<b>Cal Ryan Fuqua</b>	<b>605847</b>		<b>214-385-2820</b>
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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1

