



CALL FOR MORE INFORMATION

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2019 Total Population	6,848	37,835	45,110
2019 Average HH Income	\$64,329	\$62,648	\$64,649
2019 Daytime Population	4,665	26,714	40,249

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

FOR LEASE

\$8.00 - \$10.00 PSF

*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

640 - 56,631 SF

PROPERTY HIGHLIGHTS

- Retail shopping center in the heart of Sherman, Texas
- Close proximity to Highway 75 & Texas Health Presbyterian Hospital

TRAFFIC COUNT

US Hwy 56: 12,896 VPD
(CoStar 2018)

AREA TRAFFIC GENERATORS



Stephanie Jacobs
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Westwood Village Center

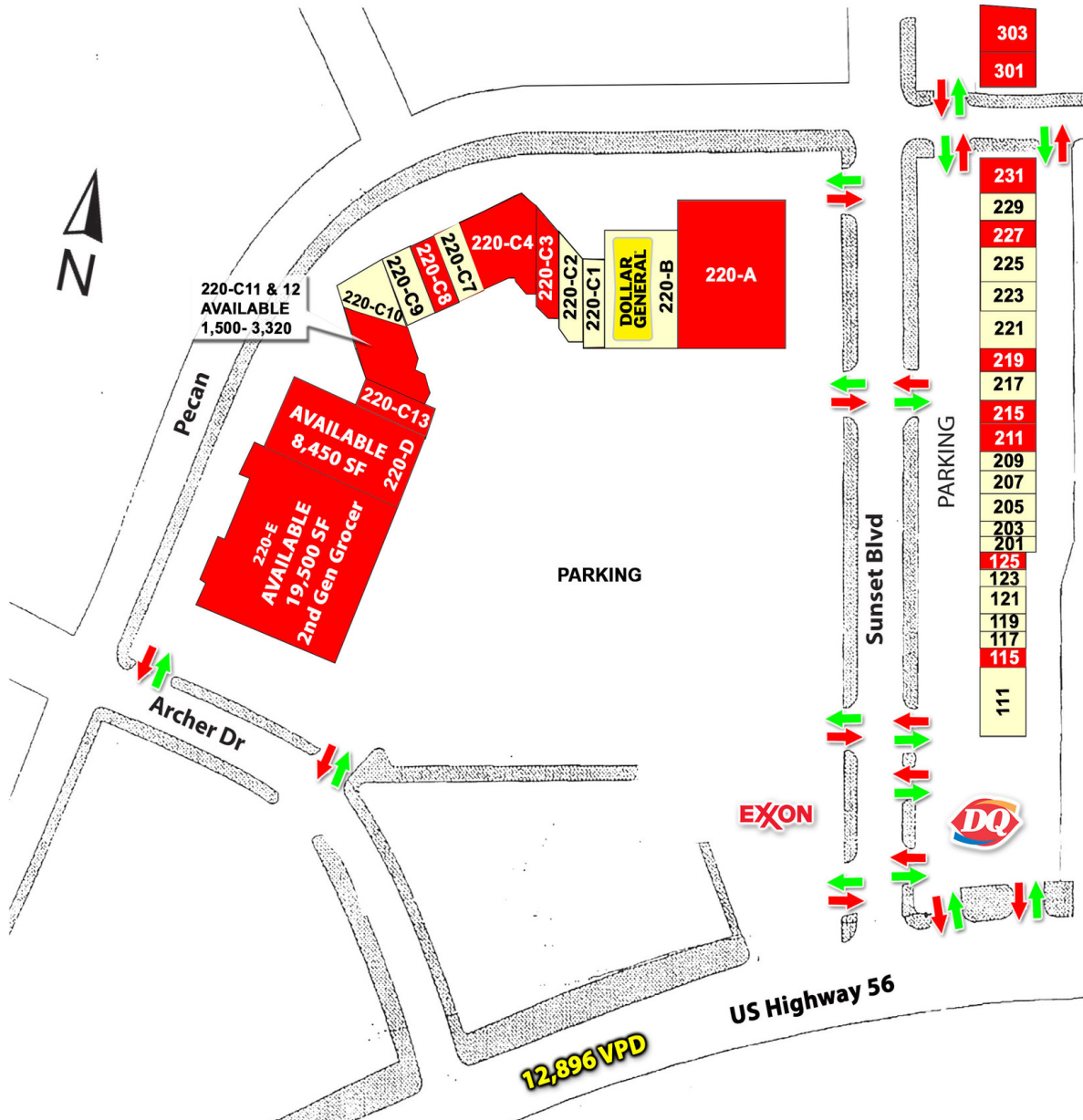
NWC/NEC OF SUNSET BLVD & US HWY 56
215 SUNSET BLVD | SHERMAN, TX 75092

115 AVAILABLE - 640 SF
117 CompuTek Computers
119 R. Seals/Crossroads
121 Sunset Graphics
123 Luchelle's Nails
125 AVAILABLE - 640 SF
201/203 Tai Chi for Health
205/207 Critical Access Billing
209 Patrick's Hair Works

211 AVAILABLE - 1,000 SF
215 AVAILABLE - 1,000 SF
217 Jackson Hewitt
219 AVAILABLE - 1,000 SF
221 BoxDrop of Texoma
223 UK Thleng
225 Toni Smith
227 AVAILABLE - 1,250 SF
229 Hejny Insurance Co

231 AVAILABLE 1,500 SF
301 AVAILABLE - 1,500 SF
303 AVAILABLE - 2,000 SF
220A Hollis
220B Dollar General
220C-1&2 Making Dreams Real
220C-3 AVAILABLE - 1,881 SF
220C-4-6 AVAILABLE - 3,005 SF
220C-7 Hollis

220C-8 AVAILABLE - 1,495 SF
220C-9 & 10 Tenderwear
220C-11 & 12 AVAILABLE
1,500- 3,320 SF
220C-13 AVAILABLE - 8,450 SF
220D AVAILABLE - 8,450 SF
220E AVAILABLE - 19,500 SF



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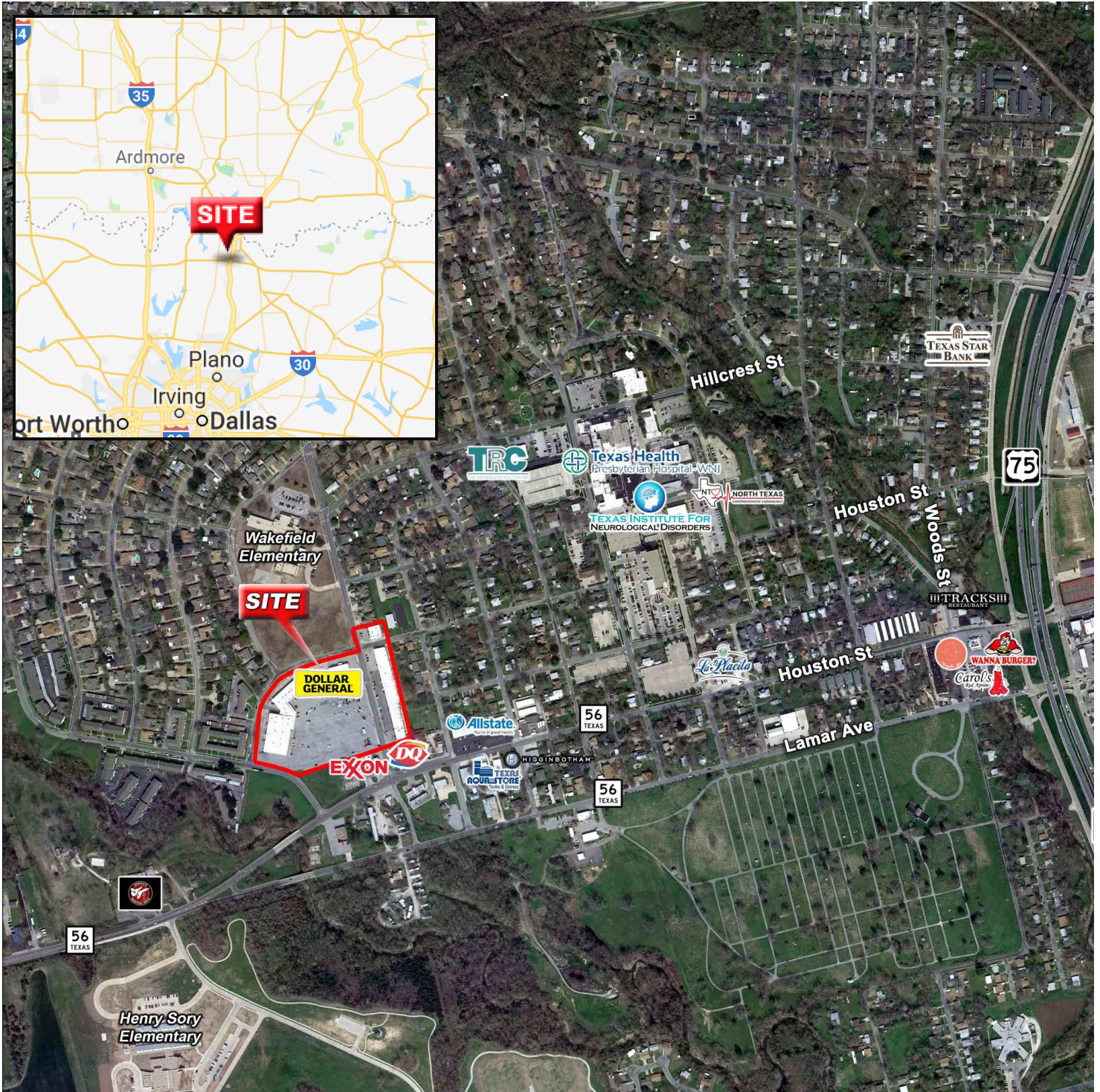
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Information About Brokerage Services

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:
 - 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.

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David J. Simmonds OR David Russell Burggraaf	459263 OR 518156	leads@resolutre.com	512-474-5557
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