SHERMAN COMMONS

SHERMAN, TX | NEQ US HIGHWAY 75 AND LOY LAKE ROAD | 3903 N. US HIGHWAY 75



THE retail CONNECTION

FOR LEASE

RETAIL | PAD SITES

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CENTER SIZE: 275,477 SF

AVAILABILITY:
0.54 AC
0.83 AC | HARD CORNER
1,372 SF
1,816 SF [PLEASE DO NOT DISTURB]

FOR LEASE:
PLEASE CALL FOR RATES

RETAIL & RESTAURANTS:

KOHL'S · Academy · SPEC'S · Cracker Barrel · Jersey Mike's · Olive Garden · Whataburger · PetSmart · Office Depot · ULTA Beauty · five BELOW · Burlington

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2026 Population	4,277	27,796	55,254
2026 Daytime Population	8,978	39,371	62,661
2026 Total Households	1,937	10,943	22,171
2026 Average HH Income	$89,736	$91,537	$88,063

TRAFFIC COUNTS:
US Highway 75: 40,699 VPD
US Highway 82: 11,113 VPD
Loy Lake Road: 8,505 VPD

THE retail CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

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UNIT	TENANT	SF
1	Burlington	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	Men's Wearhouse	6,384
9	Available [M-T-M | Please DND, Tenant Operating]	1,816
10	At Lease	2,800
11	Nova Medical Centers	5,568
12	Eggsquisite Cafe	3,454
13	Cowboy Chicken	3,000
14	Sherwin Williams [coming soon]	5,000
15A	Jersey Mike's Subs	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	Available	.54 acres or 23,786.80
19	Available	.83 acres or 36,220.70
20	United Built Homes	4,000
21	Leslie's Pool Supply	2,800
22	At Lease	1,372
23	Ye's Poke & Teppan	1,600
24	GNC	1,554
25	FedEx Office	1,800
26	Fyzical Therapy	2,220
27	Take 5	0.511 acres
28	McAlister's Deli	3,328
29	First Texas National Bank [NAP]	1.020 acres
30	Taco Cabana [NAP]	2,844
31	Olive Garden [NAP]	7,399
32	Spec's [NAP]	10,144
33	Whataburger	3,218
34	Cracker Barrel [NAP]	10,003

200,000+ total trade area population	**41.1** median age [Sherman]	**$104,369** average household income [MSA]	**60,700+** total households [MSA]	**5,150+** total business establishments [Sherman]	**3.0%** unemployment rate [Sherman | MSA]

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WHY SHERMAN?

Sherman, TX, known as North Texas' "Silicon Prairie", is rapidly transforming into a booming economic hub, fueled by over $35 billion in manufacturing investments from global tech giants including Texas Instruments and Global Wafers. With its growing workforce, strong infrastructure, and thriving retail scene.

Sherman Commons is positioned in the heart of Sherman's retail corridor, which serves as a key driver of the market's consistent growth. This growth stems from:

shopping

[coming soon and now open]

H-E-B · MEN'S WEARHOUSE · Jersey Mike's Subs · COURTYARD BY MARRIOTT · Panda Express · Chipotle Mexican Grill · extended STAY AMERICA

proposed developments, like the H-E-B Sherman Crossroads, will only compliment the market's retail corridor, which offers limited opportunities for new businesses due to low turnover rates

[rankings]

**data pulled from Placer.AI*

Walmart	top 91% [TX] and top 95% [US]
Academy	top 90% [US]
Hobby Lobby	top 93% [US] and #15 [TX]
McAlister's Deli	#6 [TX] and top 96% [US]
Cowboy Chicken	#1 [TX and US]
Dutch Bros	#3 [TX]

business

[expansion]

Texas Instruments | a $40B semi-conductor water fabrication plant opened December 2025 [3,000+ new jobs]

GlobiTech | a $5B silicon water manufacturing plant expansion [1,500+ new jobs]

SitePro Rentals | opened a 17,000 SF facility serving Southeast Oklahoma and North Texas

JDH | broke ground on a new grain handling facility aiming to support the local agricultural sector and it's farmers, dairies, feed yards and other producers

Tokyo Electron and Perseys | establishing operations in Progress Park III [120+ new jobs]

Molinos USA | constructing a 50,000 SF corn mill [25 new jobs]

Easy Foods | developing a 150,000 SF – 200,000 SF manufacturing plant [200+ new jobs]

housing

[population growth]

Sherman has experienced significant population growth in recent years, with its population increasing increasing 8.7% from 2020 to 2023, and 34.8% since 2000

[new housing]

Under construction | approximately 3,745
Engineering review | approximately 8,000
Planned | 16,000+
Housing inventory expected to reach 22,593 by 2030

[current and upcoming residential development]

Sherman Park Village
Heritage Ranch [440-AC]
Centurion American Development [678-AC]
Zeal for Living [237 built-to-rent homes]
Birchway Sherman by Greystar [multi-family and cottages]

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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.

EQUAL HOUSING OPPORTUNITY

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.

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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 _____