



SHERMAN TOWN CENTER

SHOP COS.

ABOUT



PROJECT SCOPE

Sherman Town Center is the shopping, dining, and entertainment destination for Northern Texas and Southern Oklahoma. Serving as the largest regional shopping center between Dallas and Oklahoma City, this project draws in over 7 million visits per year (Placer.ai).

DETAILS

- Call For Info

TRAFFIC COUNTS

- o US 75: 60,573 VPD-23
- o W US Highway 82: 29,051 VPD-23

AREA ATTRACTIONS

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	3,661	26,489	50,198
Avg. HH Income	\$93,231	\$84,916	\$81,625
Total Housing Units	1,658	10,310	19,557
Daytime Population	8,297	37,894	56,412
Median Home Value	\$242,675	\$235,459	\$228,081

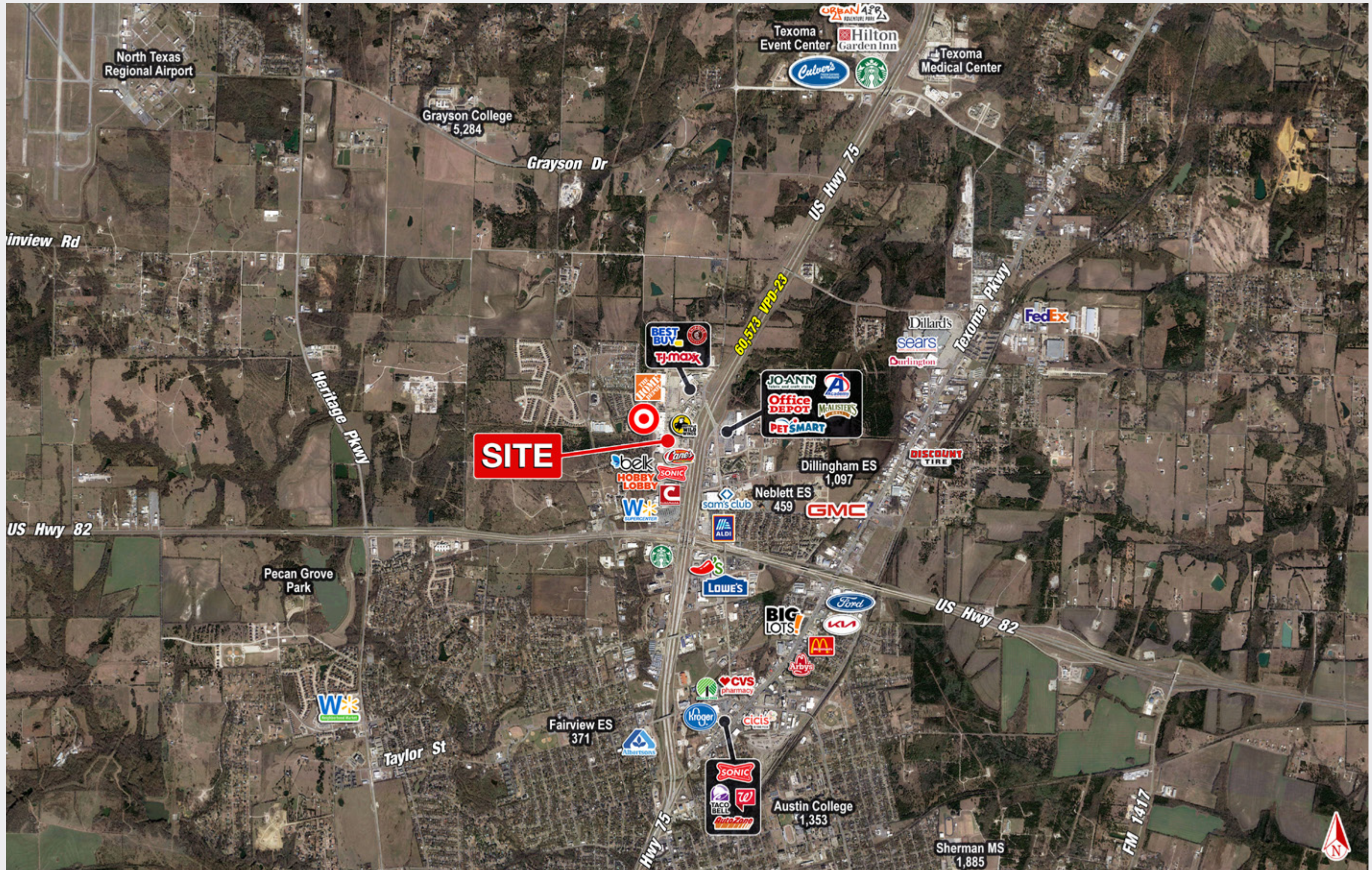




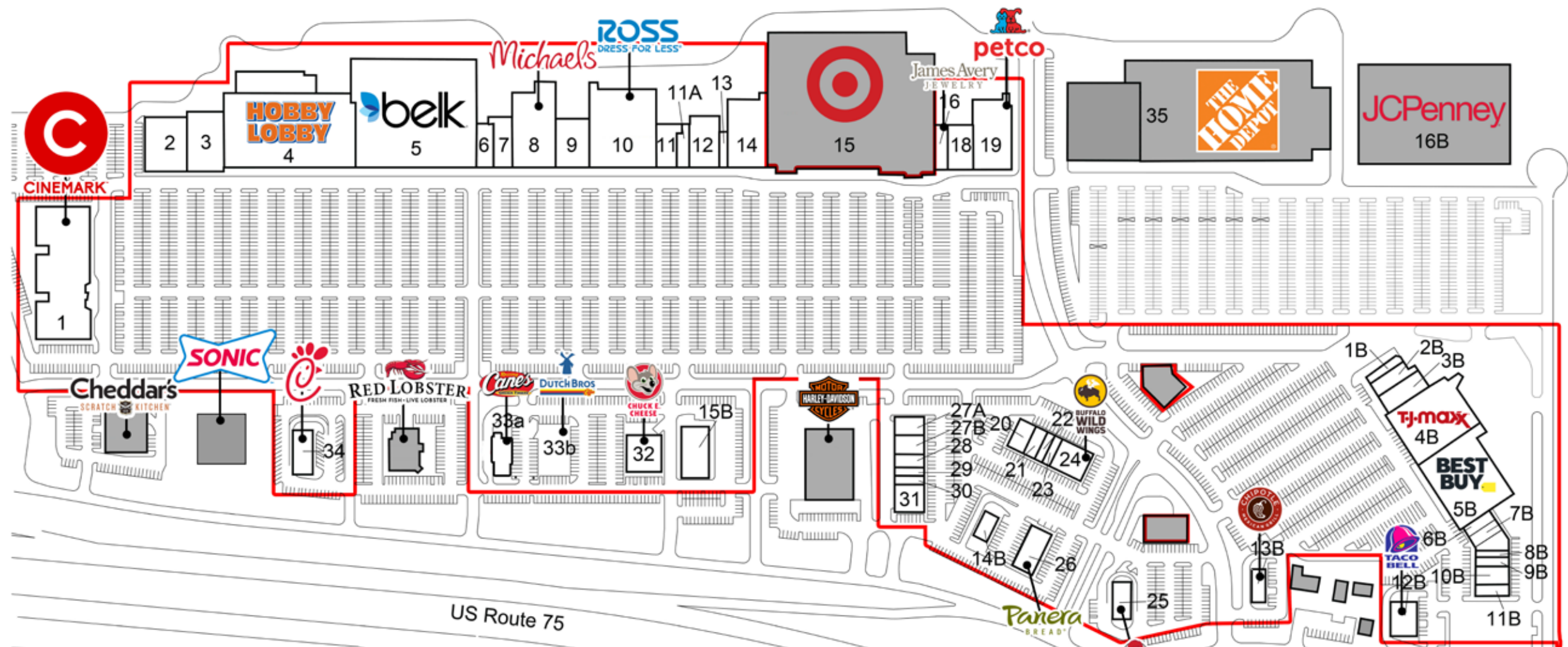
CLOSE UP AERIAL



OVERVIEW AERIAL



SITE PLAN



TENANTS

1	Cinemark US	38,597 SF	10	Ross Dress For Less	30,187 SF	21	Batteries Plus Bulbs	2,080 SF
1B	Mattresses Plus More	2,134 SF	10B	Peppermint Dental	3,600 SF	22	Sport Clips	1,400 SF
2	Books-A-Million	12,800 SF	11	Carter's Oshkosh	4,910 SF	23	Cold Stone Creamery	1,400 SF
2B/3B	Skechers	9,840 SF	11A	Bath and Body Works	2,749 SF	24	Buffalo Wild Wings	5,500 SF
3	Dollar Tree	11,900 SF	11B	Palio's Pizza Café	2,400 SF	25	Wendy's	3,259 SF
4	Hobby Lobby	65,000 SF	12	Famous Footwear	8,400 SF	26	Panera Bread	5,200 SF
4B	TJ Maxx	26,000 SF	12B	Taco Bell	5,000 SF	27A	Primacare	3,541 SF
5	Belk	73,777 SF	13	Claire's	1,600 SF	27B	Music & Arts	2,460 SF
5B	Best Buy	30,038 SF	13B	Chipotle Mexican Grill	3,082 SF	28	H&R Block	2,180 SF
6	Lane Bryant	4,080 SF	14	Old Navy	14,800 SF	29	Solar Nail & Spa	1,400 SF
6B	Nothing Bundt Cakes	2,154 SF	14B	Panda Express	2,448 SF	30	Gamestop	1,400 SF
7	Buckle	4,000 SF	15	Target		31	Mattress Firm	4,500 SF
7B	Palm Beach Tan	2,518 SF	15B	Discount Tire	7,853 SF	32	Chuck E Cheese	7,108 SF
8	Michael's	19,000 SF	16	James Avery	2,934 SF	33A	Raising Cane's	3,198 SF
8B	Estee Nails	1,200 SF	16B	JC Penney		33B	Dutch Bros	0.6 AC
9	Dennard's Western Wear	9,460 SF	18	Eye Mart Express	7,422 SF	34	Chick-Fil-A	4,261 SF
9B	Firehouse Subs	1,800 SF	19	Petco	15,030 SF	35	Home Depot	
			20	Sprint	3,000 SF			



RETAIL



RESTAURANTS



OTHER TENANTS



SHOP ^{COS.}

Thomas Glendenning

4809 COLE AVE STE 300, DALLAS, TX 75201

THOMAS@SHOPCOMPANIES.COM

214-960-4528 (DIRECT)

214-960-4545 (OFFICE)

Rachel Tomlinson

4809 COLE AVE STE 300, DALLAS, TX 75201

RACHEL@SHOPCOMPANIES.COM

972-430-2962 (DIRECT)

214-960-4545 (OFFICE)