

RETAIL BUILDING FOR LEASE  
DELIVERING IN 2022



# VENTURE ASTON JUNCTION SHOPPING CENTER FOR LEASE

214.378.1212

@ SHERMAN CROSSROADS DEVELOPMENT  
NWC HWY 75 & FM 1417  
SHERMAN, TX

AMY PJETROVIC  
APJETROVIC@VENTUREDFW.COM

NATALIA SINGER  
NSINGER@VENTUREDFW.COM

LOCATION

NWC HWY 75 & FM 1417

SIZE

**BUILDING 1**                      **BUILDING 2**  
 9,735 SF                              9,735 SF

AVAILABLE SPACES

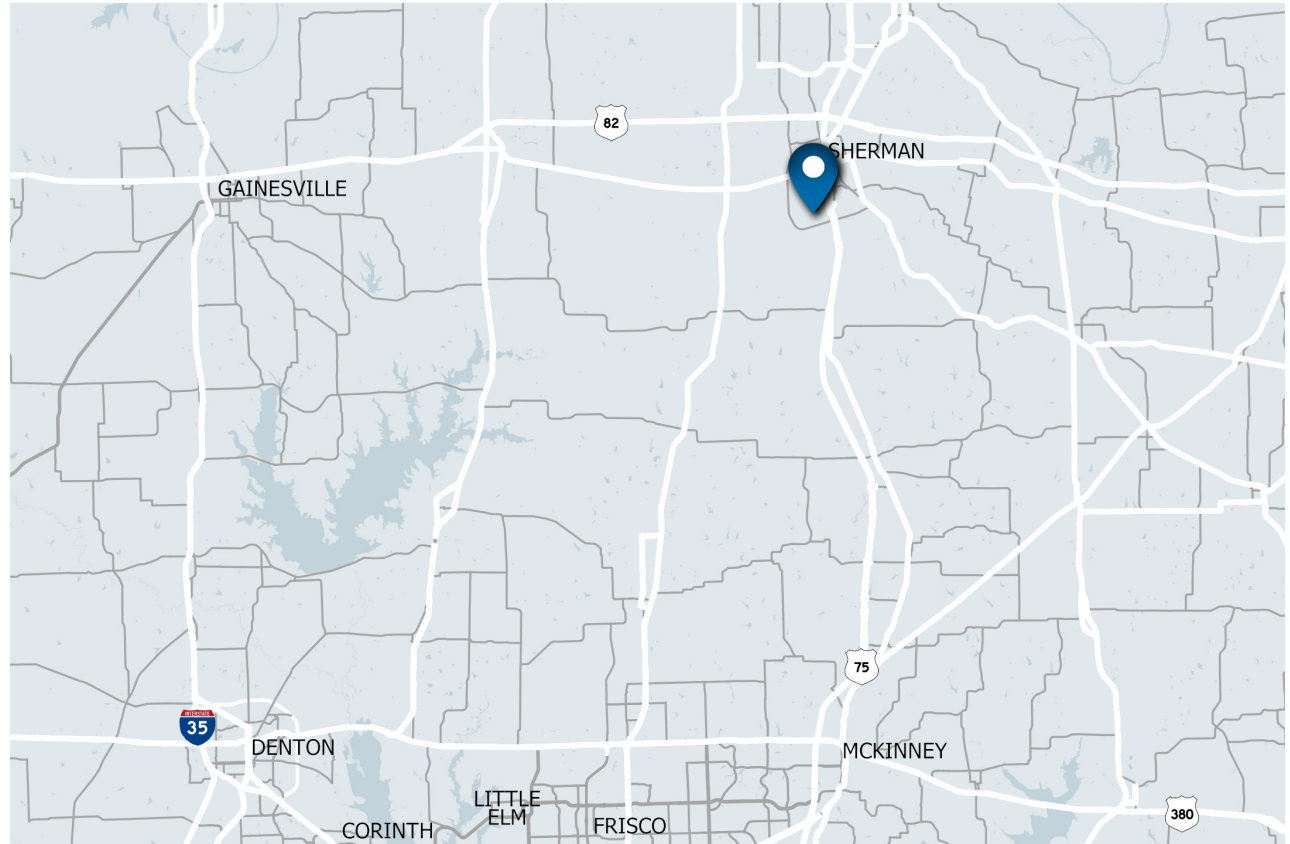
ENDCAP WITH PATIO  
 INLINE

TRAFFIC COUNTS

**HWY 75**                      **FM 1417**  
 43,438 VPD 2020              9,530 VPD 2020

PROPERTY HIGHLIGHTS

- ★ **SHERMAN POPULATION ESTIMATED TO GROW BY 1/3 OVER THE NEXT 12-18 MONTHS**
- ★ **12 ACRE 80 BED ACUTE CARE HOSPITAL TO ANCHOR THE SITE. OPENING ESTIMATED FOR MID-2023**
- ★ **NEW 500,000 SF SHERMAN HIGH SCHOOL ON TRAVIS ST DIRECTLY WEST OF THE SITE WITH 2,000 STUDENTS**



2021 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	873	16,893	41,468
EST. DAYTIME POPULATION	1,344	6,920	15,952
EST. AVG. HH INCOME	\$56,412	\$58,680	\$62,717

AREA ATTRACTIONS



TABULATIONS

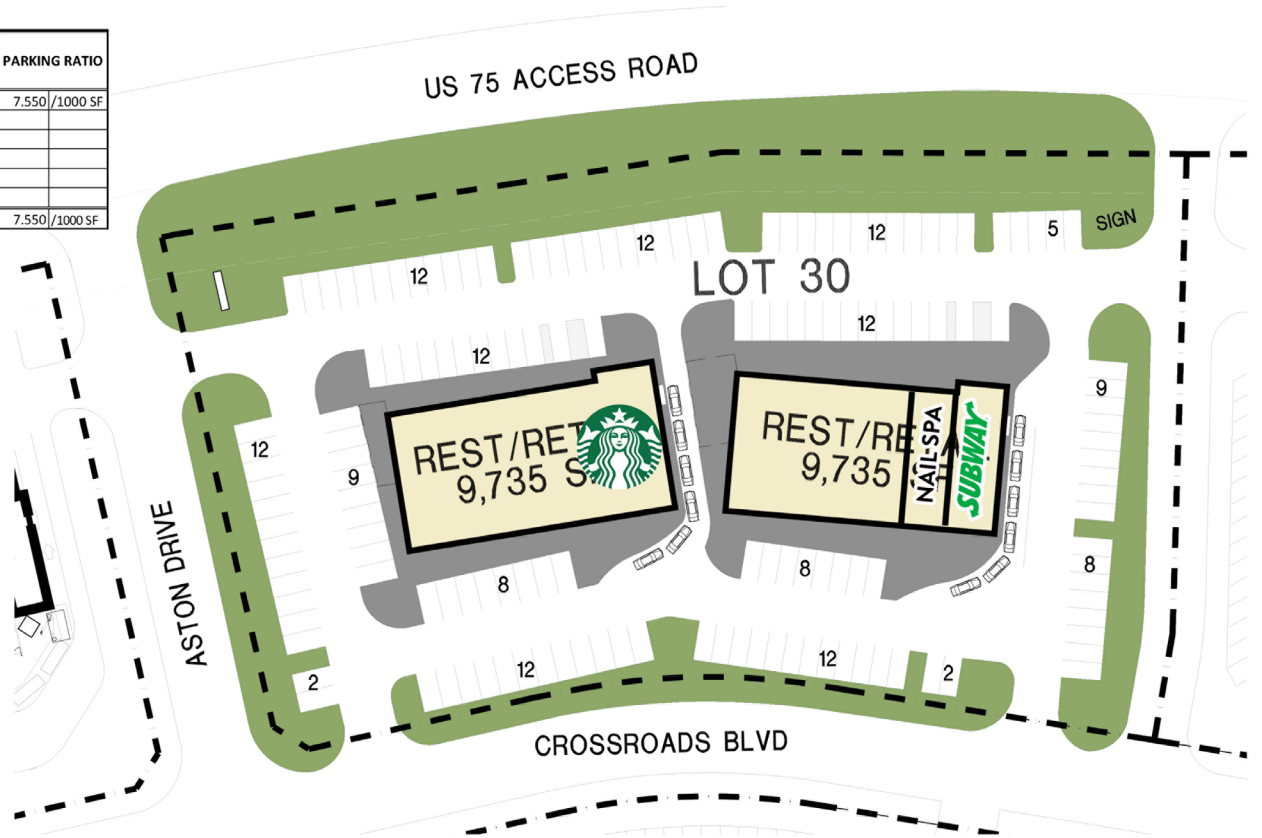
SITE AREA			BUILDING AREA	PARKING REQUIRED				TOTAL REQ'D	TOTAL PROV.	PARKING RATIO
LOT	SF	ACRES		Retail		Rest.	Medical			
				1 PER	200	1 PER	100			
30	132,771	3.048	19,470 SF	9,735	49	9,735	98	147	147	7.550/1000 SF
TOTAL	132,771	3.05	19,470	49	98	-	147	147	7.550/1000 SF	

01 LEASE PLAN

1" = 60'-0"



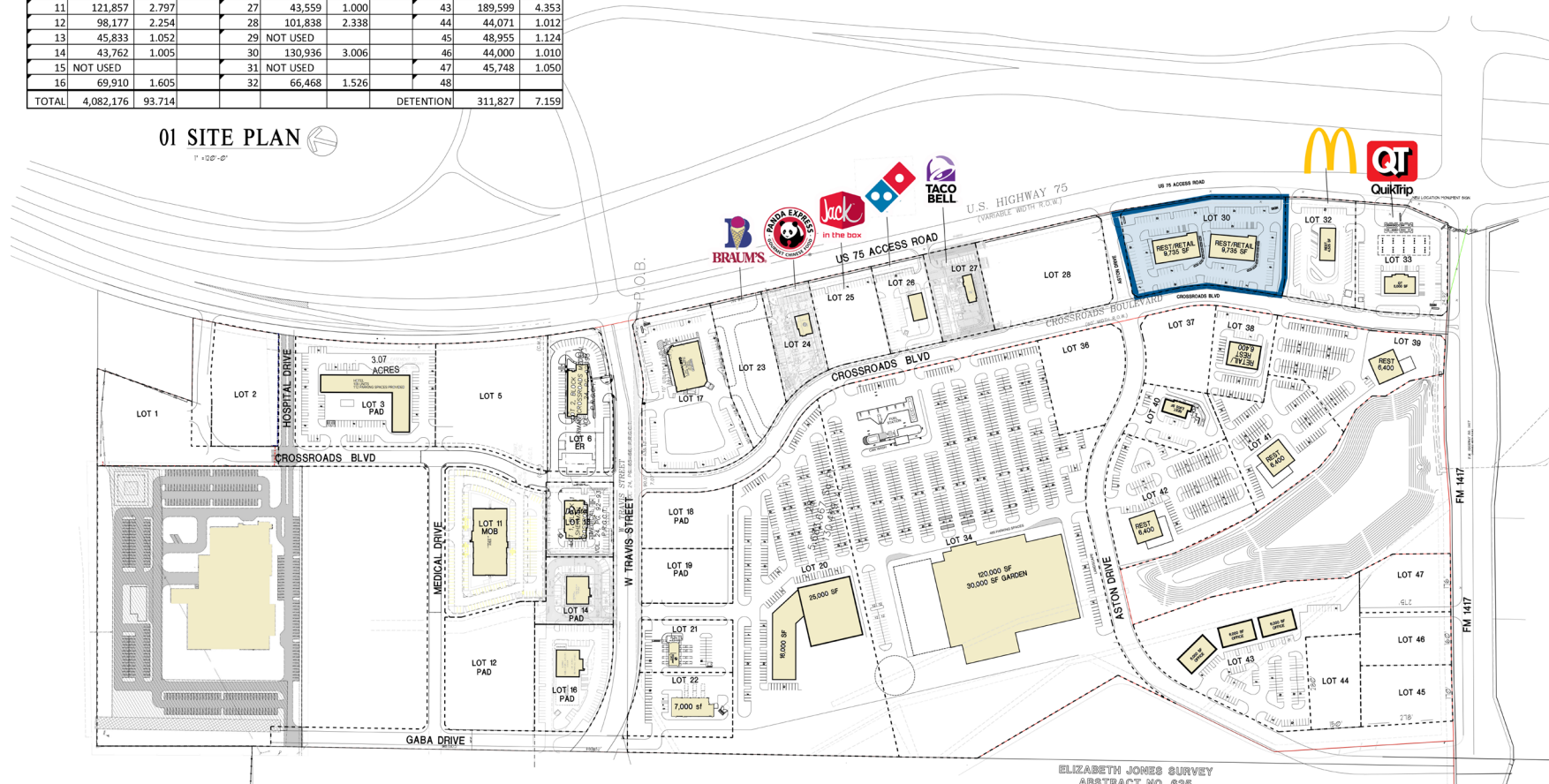
FOR ILLUSTRATIVE PURPOSES ONLY  
NOT FOR LEASING DIMENSIONS OR  
CONSTRUCTION. ALL DIMENSIONS  
SUBJECT TO CHANGE.



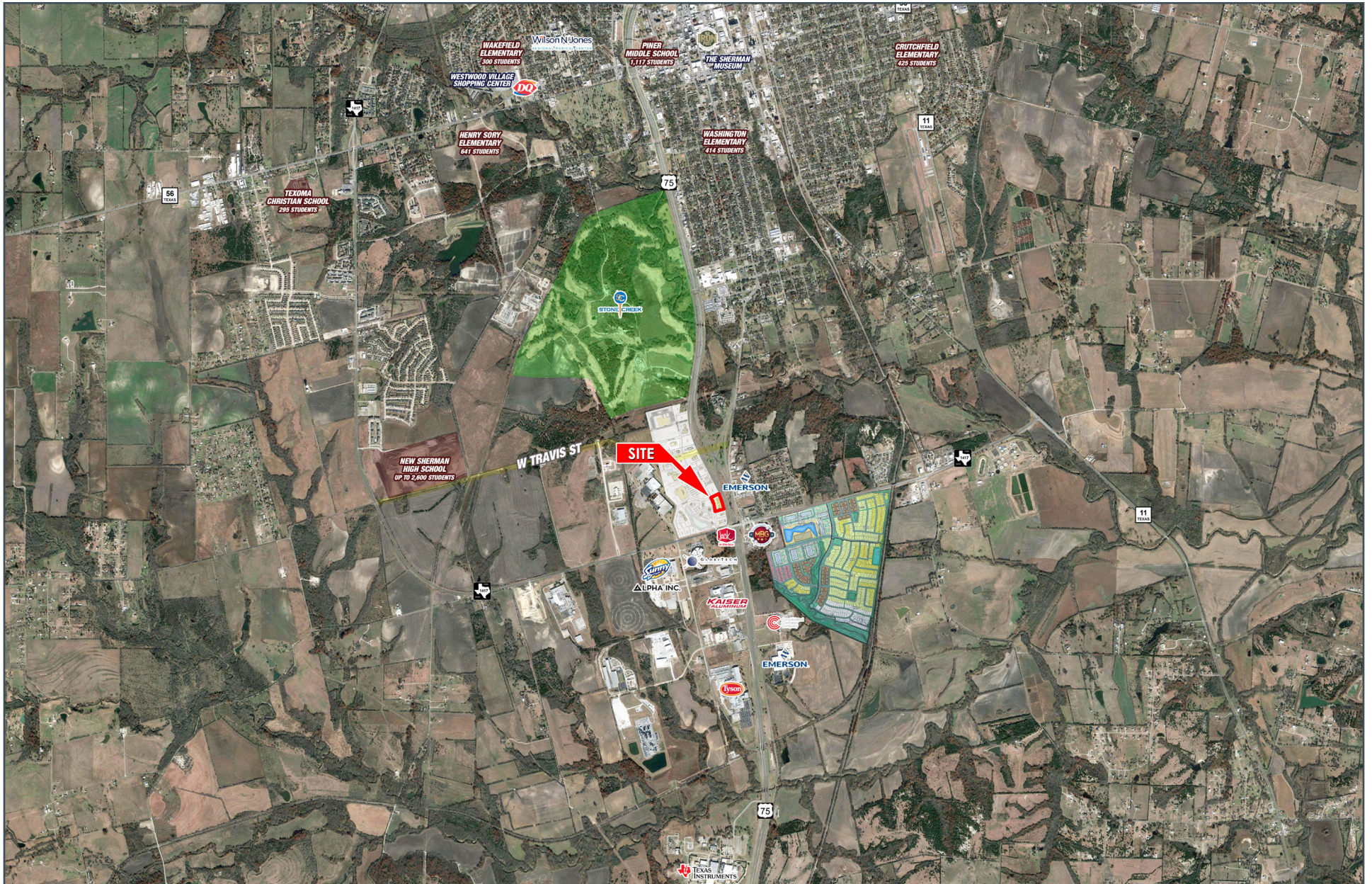
TABLATIONS

LOT	SF	ACRES	LOT	SF	ACRES	LOT	SF	ACRES
1	92,936	2.134	17	132,064	3.032	33	87,873	2.017
2	71,913	1.651	18	47,575	1.092	34	811,923	18.639
3	133,891	3.074	19	45,374	1.042	35	NOT USED	
4	NOT USED		20	398,626	9.151	36	65,111	1.495
5	250,516	5.751	21	43,864	1.007	37	48,791	1.120
6	79,968	1.836	22	58,848	1.351	38	48,133	1.105
7	NOT USED		23	62,934		39	102,770	2.359
8	NOT USED		24	44,085	1.012	40	43,594	1.001
9	NOT USED		25	52,752	1.211	41	92,840	2.131
10	NOT USED		26	43,565	1.000	42	127,521	2.927
11	121,857	2.797	27	43,559	1.000	43	189,599	4.353
12	98,177	2.254	28	101,838	2.338	44	44,071	1.012
13	45,833	1.052	29	NOT USED		45	48,955	1.124
14	43,762	1.005	30	130,936	3.006	46	44,000	1.010
15	NOT USED		31	NOT USED		47	45,748	1.050
16	69,910	1.605	32	66,468	1.526	48		
TOTAL	4,082,176	93.714				DETENTION	311,827	7.159

01 SITE PLAN



ELIZABETH JONES SURVEY  
ABSTRACT NO. 88





8235 DOUGLAS AVE  
SUITE 720  
DALLAS, TEXAS 75225  
T 214.378.1212  
[VENTUREDFW.COM](http://VENTUREDFW.COM)

**AMY PJETROVIC**

Principal  
214.378.1212  
[apjetrovic@venturedfw.com](mailto:apjetrovic@venturedfw.com)

**NATALIA SINGER**

Vice President  
214.378.1212  
[nsinger@venturedfw.com](mailto:nsinger@venturedfw.com)



## 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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

**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>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Amy Pjetrovic</b>	<b>550374</b>	<b>apjetrovic@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



# 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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

## 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>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
<b>Natalia Singer</b>	<b>617025</b>	<b>nsinger@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date