

MIDWAY MALL REDEVELOPMENT





THE CITY OF SHERMAN DEVELOPMENTS



Texas Instruments Site photo credit of sherman.tx.us

TEXAS INSTRUMENTS

- Texas Instruments is investing \$30 billion into a new Microchip facility
- The largest economic development investment in Texas history
- The new plan is expected to bring 3,000 new jobs
- TI will build a total of four buildings that will strictly produce semiconductor chips

HERITAGE RANCH

SHERMAN ★ TEXAS

- 440 acre master planned community
- Approximately 760 single-family homes
- Approximately 950 multi-family units



GATEWAY VILLAGE

- 450 acre master planned community
- 180 multi-family units with an addition 96 units under construction
- 150 existing single-family homes with more underway

Sherman Crossroads

- 130 acre mixed-use development
- Medical, hotel, retail and office



- The major hospital and healthcare complex for Sherman, Denison and surrounding communities
- Currently has 414 beds
- Recently opened a \$12 million outpatient surgery facility

AVAILABLE SPACE

Light Industrial

73,878 SF

Jr Anchor

30,462 SF

Anchor (Divisible)

85,329 SF

Pads

1.44 AC

3.87 AC

1.55 AC

Small Shop Retail

B903A: 5,017 SF

B905A: 4,637 SF

B909A: 1,560 SF

B908: 1,192 SF

B907: 1,088 SF

B913: 2,635 SF

B610: 5,712 SF

B615: 1,225 SF

B616: 1,079 SF

B702: 675 SF

B701A: 624 SF

B701: 486 SF

B704A: 3,830 SF

B012: 8,809 SF

B011: 1,201 SF

B009: 4,760 SF

B008: 5,004 SF

B007: 1,784 SF

B006: 884 SF

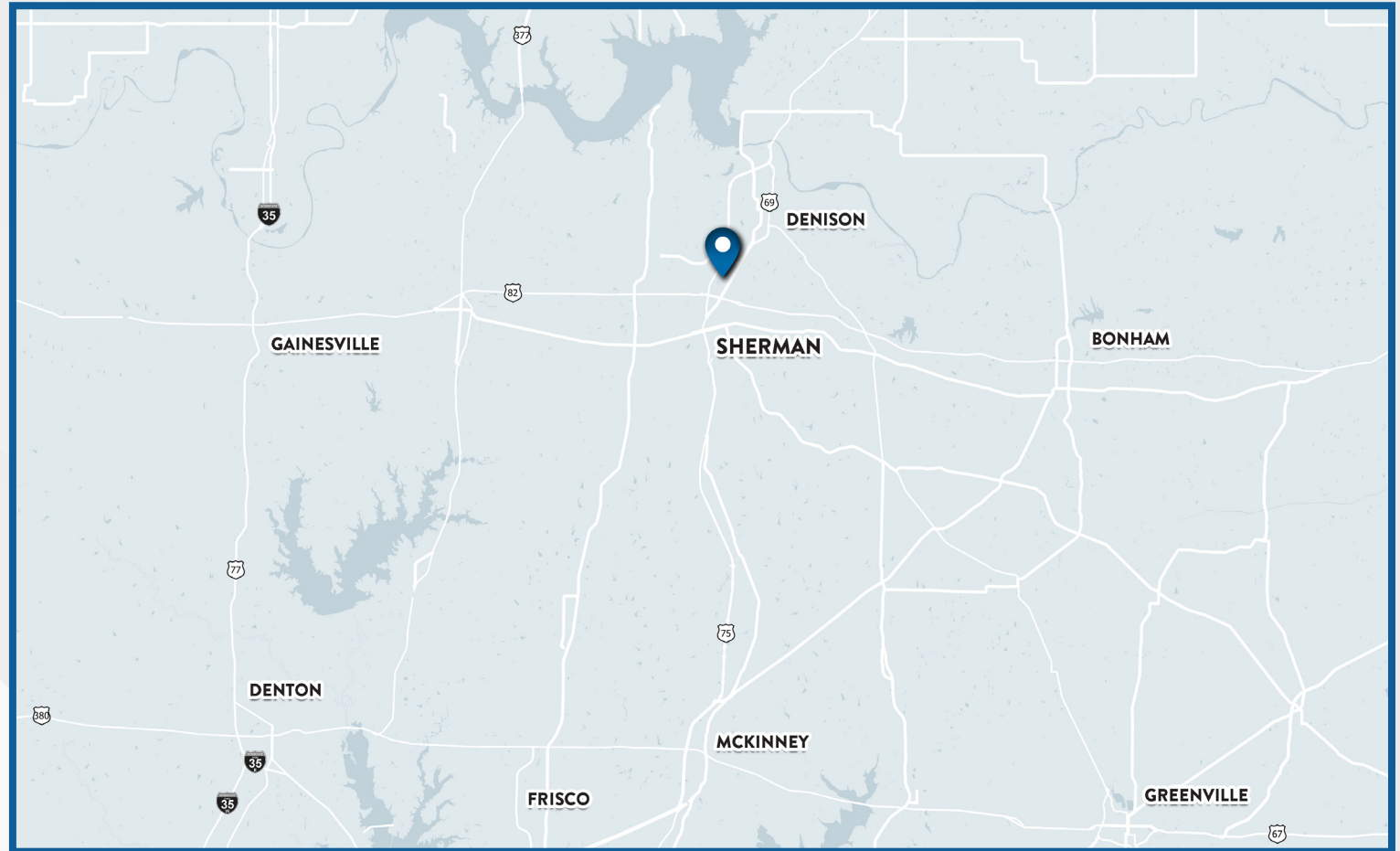
B004: 820 SF

B002: 628 SF

B001: 10,608 SF

B910A: 21,475 SF

B005: 820 SF



DEMOGRAPHICS

2021 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	1,534	14,370	56,180
EST. DAYTIME POPULATION	2,284	17,323	43,295
EST. AVG. HH INCOME	\$70,156	\$63,622	\$65,372

HOUSING DEVELOPMENTS

SINGLE FAMILY LOTS: 8,150
 MULTIPLE-FAMILY LOTS: 10,700





MIDWAY MALL

- Retail
- Storage
- Light Industrial
- Pad Sites
- Future Pad Sites
- Not a Part

VENTURE





MIDWAY MALL PHASE 1

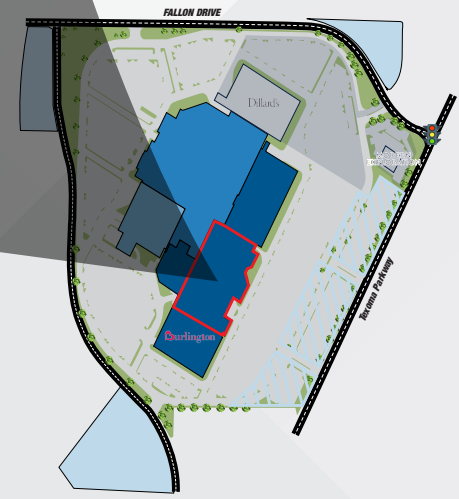
- Retail
 - Anchor: 85,329 SF
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- Light Industrial: 73,878 SF
- Pad Sites
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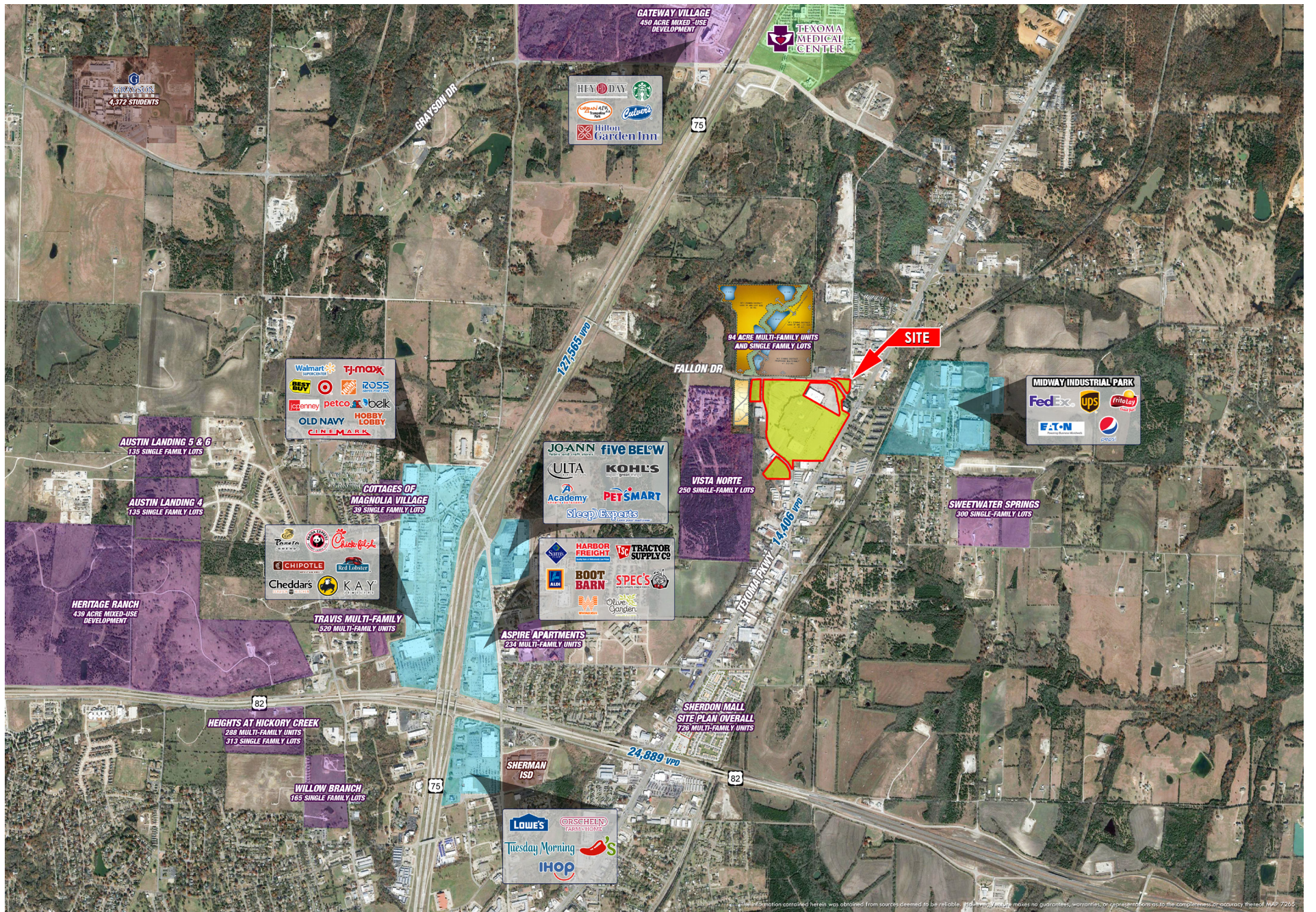


MIDWAY MALL SMALL SHOP RETAIL

- Available
- Occupied
- Walkway

VENTURE





The information contained herein was obtained from sources deemed to be reliable. However, Venture makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. MAP 7265.



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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 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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
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Agent's Supervisor's Name	License No.	Email	Phone
Lawrence E. Wilson	708761	lwilson@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Agent's Supervisor's Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date