



Avid

REAL ESTATE ADVISORS

www.avidrea.com

214.379.1040

± 6 Acres
Available
For Sale
US 75 Frontage

NWQ Taylor St & Hwy 75
Sherman, TX 75090

CONTACT BROKER FOR MORE INFORMATION:

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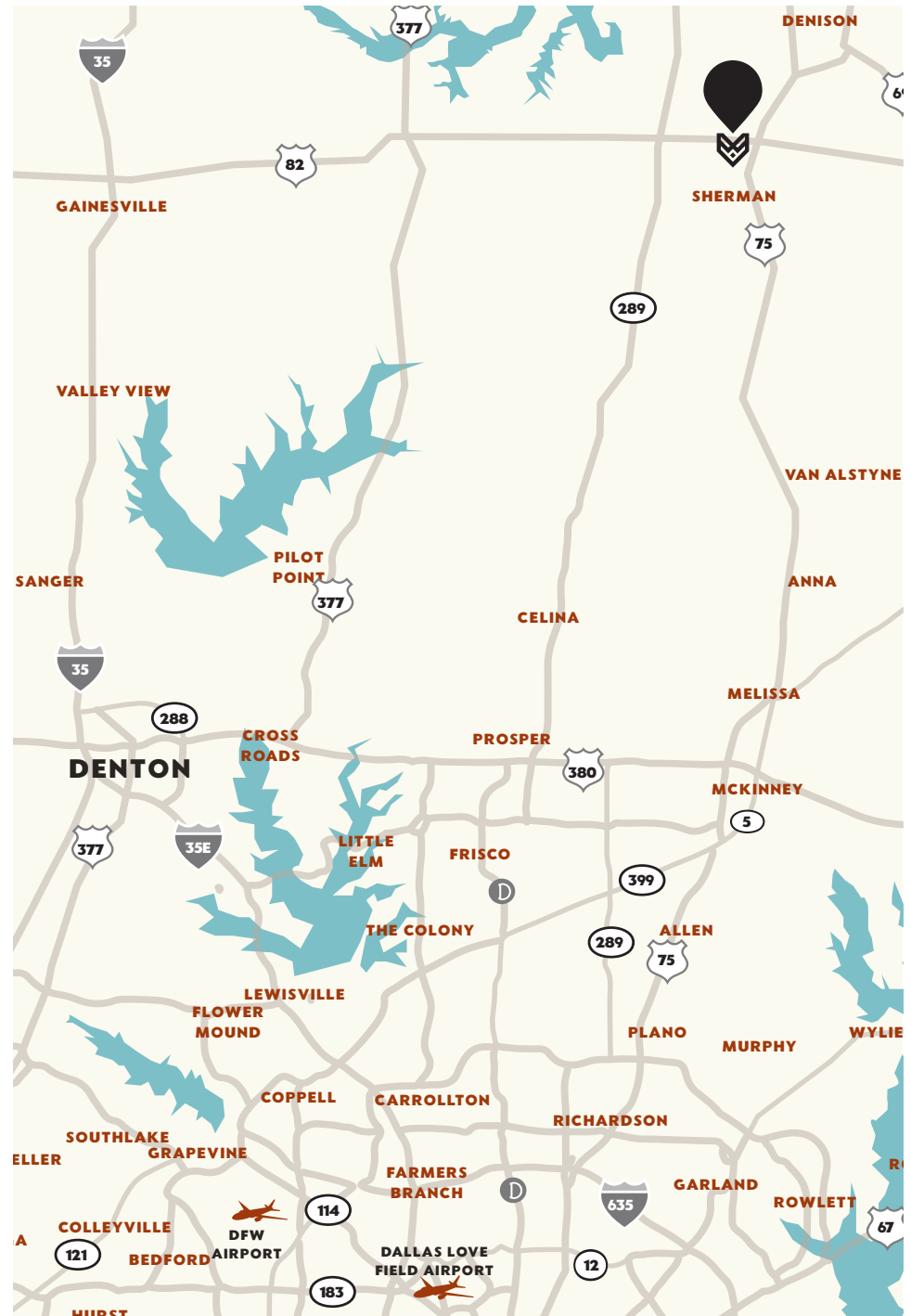


Property Details

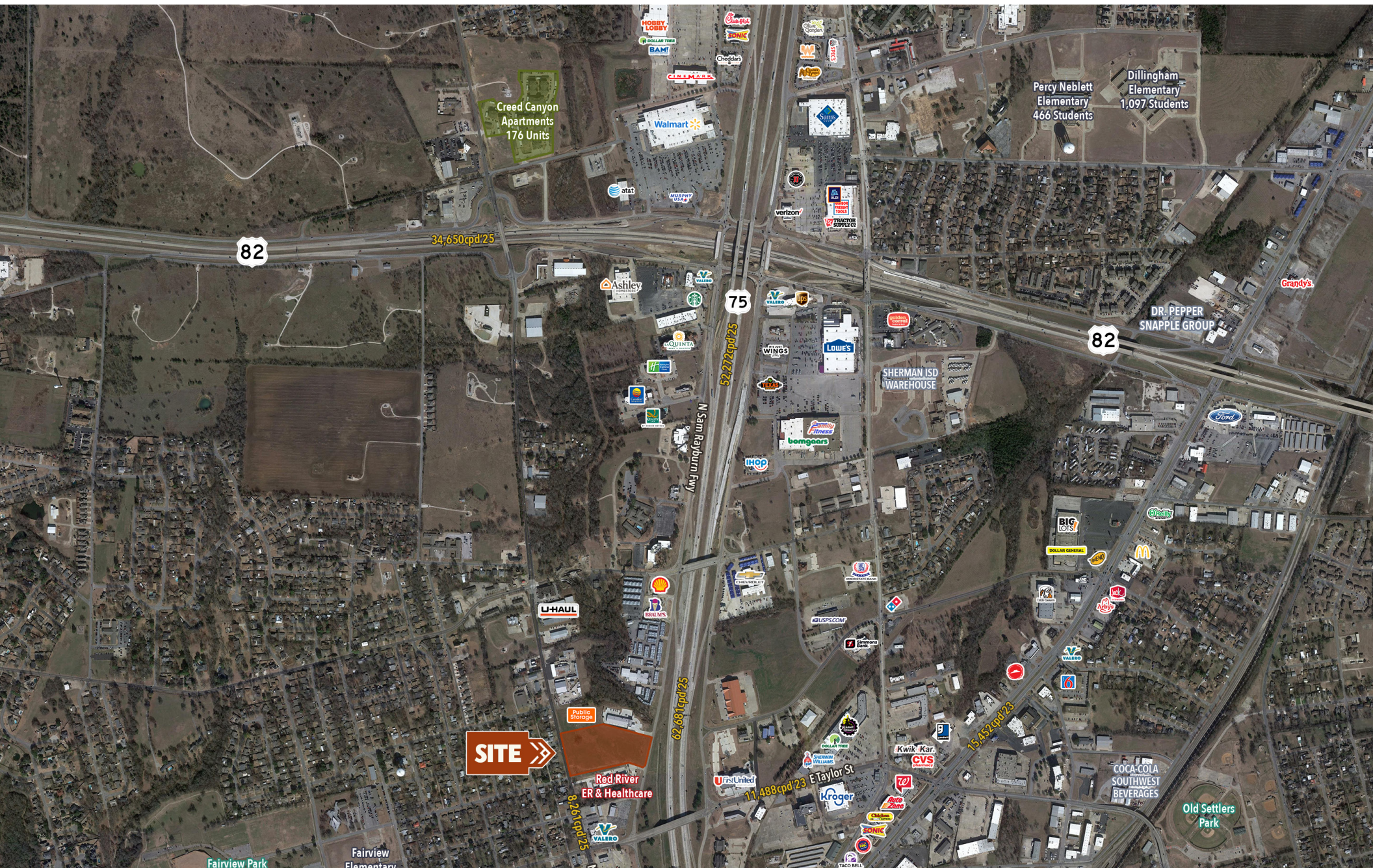
LOCATION	NWQ Taylor St & Hwy 75, Sherman, TX 75090	
AVAILABLE	± 6.118 AC	
PRICE	Please Call for Pricing	
ZONING	C-1	
HIGHLIGHTS	<ul style="list-style-type: none"> » Freeway frontage » Multiple points of access » Adjacent to new construction Public Storage 	
AREA RETAIL & TRAFFIC DRIVERS	Albertsons, Kroger, Fairview Park, Starbucks, Fairview Elementary School, Chevrolet, Lowe's, Walgreens, CVS	
TRAFFIC COUNTS	US 75 62,681 CPD 2023	N Travis St 8,261 CPD 2025

Demographics

	1 Mile	3 Miles	5 Miles
POPULATION	5,710	38,956	53,603
EST. POP GROWTH 2026-31	1.4%	1.5%	1.7%
MEDIAN AGE	35.1	34.1	34.8
NUMBER OF HOUSEHOLDS	2,346	15,034	20,928
AVG HOUSEHOLD INCOME	\$71,728	\$89,588	\$91,695
MED HOUSEHOLD INCOME	\$61,288	\$66,982	\$68,690



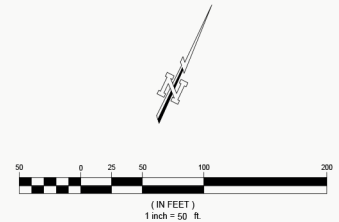
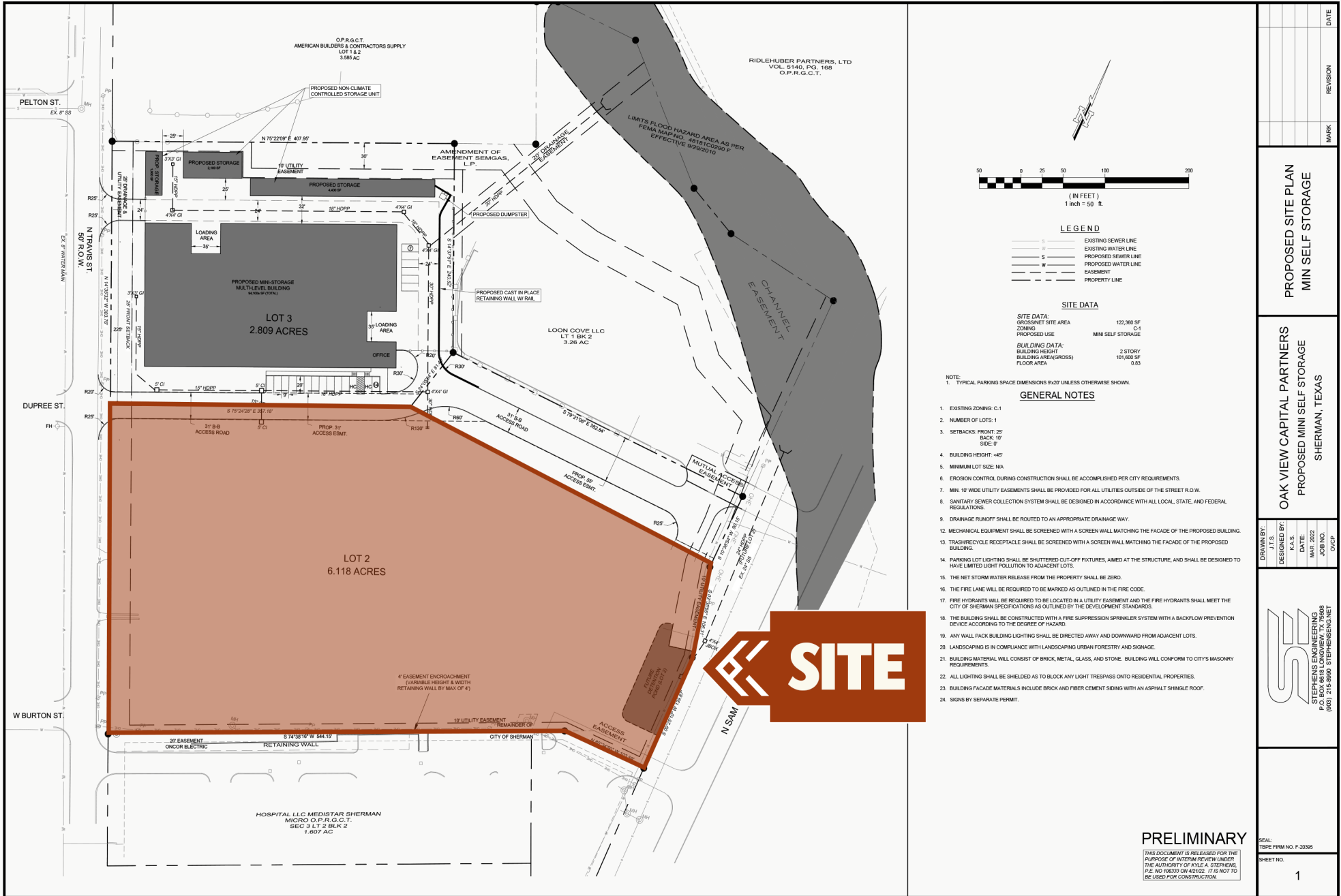
Trade Aerial



Zoom Aerial



Site Plan



LEGEND

—○—	EXISTING SEWER LINE
—○—	EXISTING WATER LINE
—S—	PROPOSED SEWER LINE
—W—	PROPOSED WATER LINE
---	EASEMENT
---	PROPERTY LINE

SITE DATA

SITE DATA:	
GROSSNET SITE AREA	122,360 SF
ZONING	C-1
PROPOSED USE	MINI SELF STORAGE
BUILDING DATA:	
BUILDING HEIGHT	2 STORY
BUILDING AREA (GROSS)	107,600 SF
FLOOR AREA	0.63

NOTE:
1. TYPICAL PARKING SPACE DIMENSIONS 9'x27' UNLESS OTHERWISE SHOWN.

GENERAL NOTES

- EXISTING ZONING: C-1
- NUMBER OF LOTS: 1
- SETBACKS: FRONT: 25' BACK: 10' SIDE: 10'
- BUILDING HEIGHT: 45'
- MINIMUM LOT SIZE: N/A
- EROSION CONTROL DURING CONSTRUCTION SHALL BE ACCOMPLISHED PER CITY REQUIREMENTS.
- MIN. 12" WIDE UTILITY EASEMENTS SHALL BE PROVIDED FOR ALL UTILITIES OUTSIDE OF THE STREET R.O.W.
- SANITARY SEWER COLLECTION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- DRAINAGE RUNOFF SHALL BE ROUTED TO AN APPROPRIATE DRAINAGE WAY.
- MECHANICAL EQUIPMENT SHALL BE SCREENED WITH A SCREEN WALL MATCHING THE FACADE OF THE PROPOSED BUILDING.
- TRASH/RECYCLE RECEPTACLE SHALL BE SCREENED WITH A SCREEN WALL MATCHING THE FACADE OF THE PROPOSED BUILDING.
- PARKING LOT LIGHTING SHALL BE SHUTTERED CUT-OFF FIXTURES, AIMED AT THE STRUCTURE, AND SHALL BE DESIGNED TO HAVE LIMITED LIGHT POLLUTION TO ADJACENT LOTS.
- THE NET STORM WATER RELEASE FROM THE PROPERTY SHALL BE ZERO.
- THE FIRE LANE WILL BE REQUIRED TO BE MARKED AS OUTLINED IN THE FIRE CODE.
- FIRE HYDRANTS WILL BE REQUIRED TO BE LOCATED IN A UTILITY EASEMENT AND THE FIRE HYDRANTS SHALL MEET THE CITY OF SHERMAN SPECIFICATIONS AS OUTLINED BY THE DEVELOPMENT STANDARDS.
- THE BUILDING SHALL BE CONSTRUCTED WITH A FIRE SUPPRESSION SPRINKLER SYSTEM WITH A BACKFLOW PREVENTION DEVICE ACCORDING TO THE DEGREE OF HAZARD.
- ANY WALL PACK BUILDING LIGHTING SHALL BE DIRECTED AWAY AND DOWNWARD FROM ADJACENT LOTS.
- LANDSCAPING IS IN COMPLIANCE WITH LANDSCAPING URBAN FORESTRY AND SIGNAGE.
- BUILDING MATERIAL WILL CONSIST OF BRICK, METAL, GLASS, AND STONE. BUILDING WILL CONFORM TO CITY'S MASONRY REQUIREMENTS.
- ALL LIGHTING SHALL BE SHIELDED AS TO BLOCK ANY LIGHT TRESPASS ONTO RESIDENTIAL PROPERTIES.
- BUILDING FACADE MATERIALS INCLUDE BRICK AND FIBER CEMENT SIDING WITH AN ASPHALT SHINGLE ROOF.
- SIGNS BY SEPARATE PERMIT.

MARK	REVISION	DATE

PROPOSED SITE PLAN
MINI SELF STORAGE

OAK VIEW CAPITAL PARTNERS
PROPOSED MINI SELF STORAGE
SHERMAN, TEXAS

DRAWN BY: K.A.S.
DESIGNED BY: K.A.S.
DATE: MAR. 2022
JOB NO.:
OVC/P

STEPHENS ENGINEERING
P.O. BOX 8618 LONGVIEW, TX 75088
(936) 215-8900 STEPHENSENG.NET

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF KYLE A. STEPHENS, P.E. NO. 198533 ON 4/21/22. IT IS NOT TO BE USED FOR CONSTRUCTION.

SEAL: TYPE FIRM NO. F-20395
SHEET NO. 1



Information About Brokerage Services

11-2-2015



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.

Avid Real Estate Advisors, LLC	#9008251		214.379.1040
_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No	_____ E-mail	_____ Phone
Ryan Jordan	#622105	rjordan@avidrea.com	214.379.1043
_____ Designated broker of Firm	_____ License No	_____ E-mail	_____ Phone
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No	_____ E-mail	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No	_____ E-mail	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date		

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov