



20,177 SF  
AT LEASE

10,360 SF

WAKEFIELD  
ELEMENTARY SCHOOL

DOLLAR GENERAL

12,344 SF

WESTWOOD  
VILLAGE

 **VENTURE**

**WESTWOOD VILLAGE** FOR LEASE

214.378.1212

215 SUNSET BLVD  
SHERMAN, TX

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LOCATION

215 SUNSET BLVD  
SHERMAN, TX

GLA

+/-96,663 SF

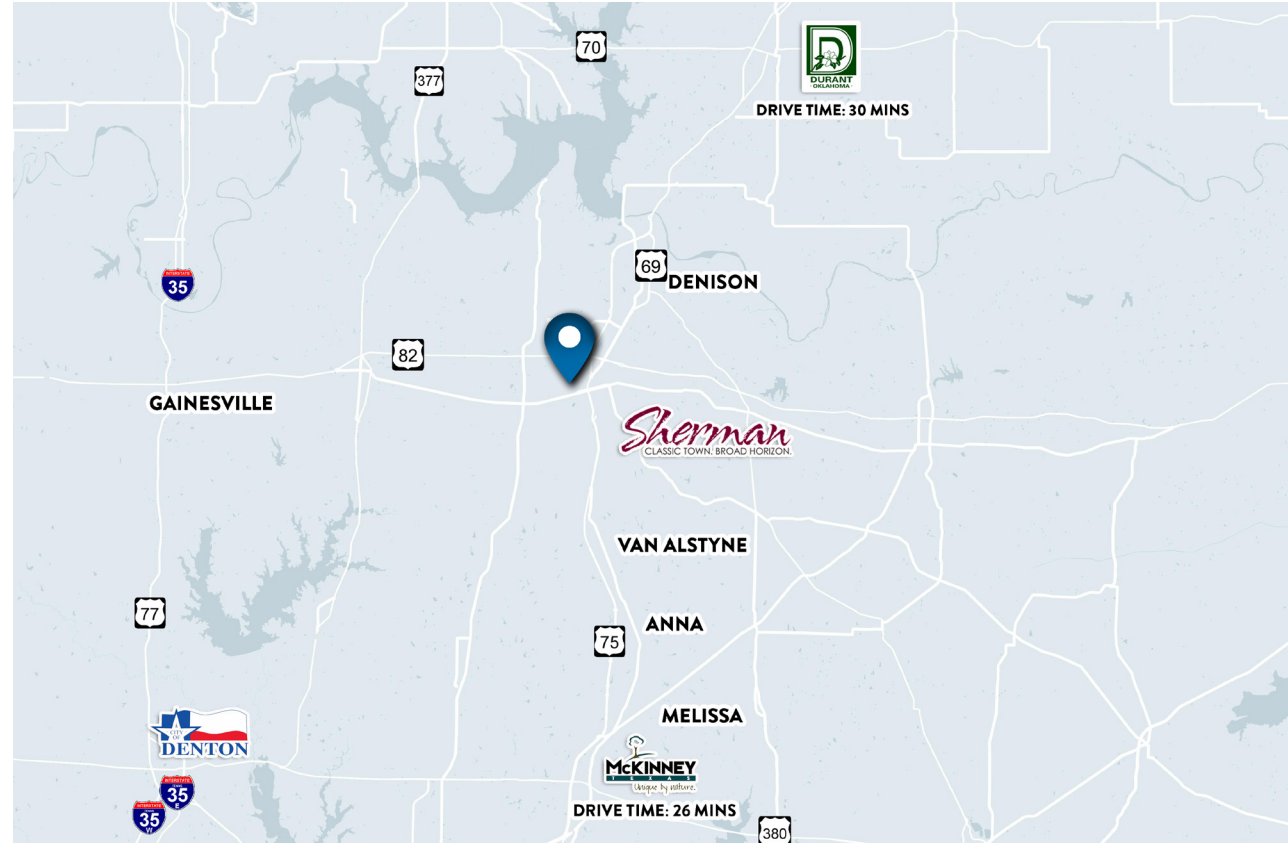
TRAFFIC COUNTS

W LAMAR ST            US 75  
8,494 VPD                43,716 VPD

HERITAGE PKWY  
15,013 VPD

PROPERTY HIGHLIGHTS

- ★ NEWLY RENOVATED SHOPPING CENTER IN SHERMAN - WESTWOOD VILLAGE
- ★ BOX SPACE +/-20,000-30,000 SF AVAILABLE WITH AMPLE PARKING
- ★ SHERMAN'S RETAIL TRADE AREA DRAWS CUSTOMERS 25 MILES NORTH TO DURANT, OKLAHOMA AND 15 MILES SOUTH TO ANNA, TEXAS ACCORDING TO THE CITY'S STUDY BY ESRI BUSINESS ANALYST
- ★ THERE ARE OVER 55 NEW RESIDENTIAL PROJECTS UNDERWAY IN SHERMAN TOTALING 11,386 NEW SINGLE FAMILY LOTS AND 16,529 MULTI FAMILY UNITS



2024 DEMOGRAPHIC SUMMARY

AREA ATTRACTIONS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	7,301	40,031	48,204
EST. DAYTIME POPULATION	2,068	14,266	19,378
EST. AVG. HH INCOME	\$105,279	\$94,387	\$96,126

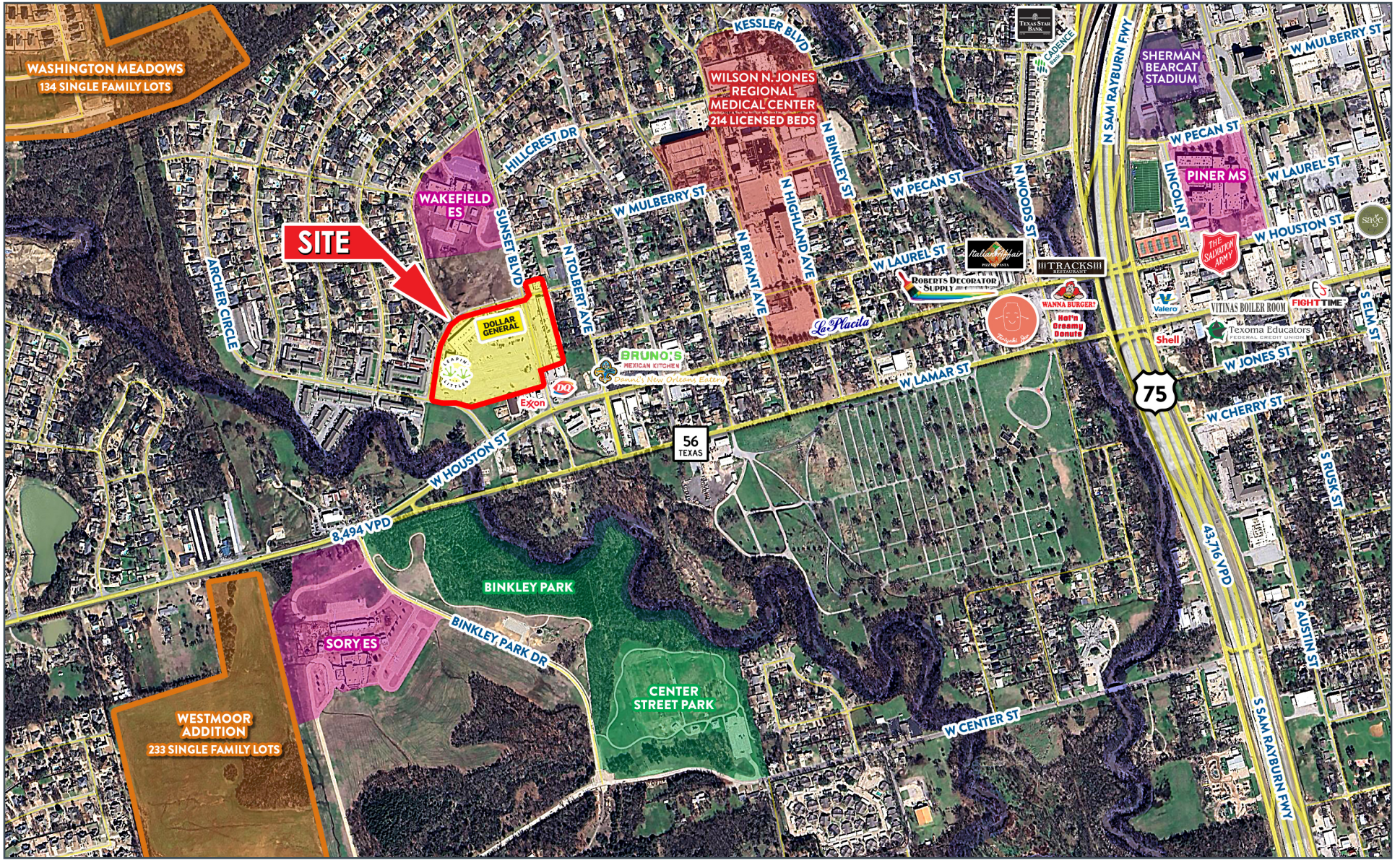




AVAILABLE SPACES

SUITE	TENANTS	SF
<b>220-A</b>	<b>AVAILABLE</b>	<b>12,344</b>
220-B	Dollar General	7,872
<b>220-C1-3</b>	<b>AVAILABLE</b>	<b>5,999</b>
<b>220-C4-6</b>	<b>AVAILABLE</b>	<b>5,190</b>
<b>220-C7</b>	<b>AVAILABLE</b>	<b>1,399</b>
<b>220-C8</b>	<b>AVAILABLE</b>	<b>1,485</b>
220-C9-10	Leapin' Littles	3,242
220-C11	Occupied	2,139
220-C12	Occupied	1,891
<b>220-D</b>	<b>AVAILABLE</b>	<b>10,360</b>
<b>220-E</b>	<b>AT LEASE</b>	<b>20,177</b>
115	<b>AVAILABLE</b>	<b>638</b>
117	<b>AVAILABLE</b>	<b>637</b>
119	<b>AVAILABLE</b>	<b>641</b>
121	<b>AVAILABLE</b>	<b>1,003</b>
123	<b>AVAILABLE</b>	<b>648</b>
125	<b>AVAILABLE</b>	<b>652</b>
201	Inspired Hair Studio, LLC	1,281
<b>205 &amp; 207</b>	<b>AVAILABLE</b>	<b>2,231</b>
209	<b>AVAILABLE</b>	<b>779</b>
211	<b>AVAILABLE</b>	<b>1,211</b>
215	<b>AVAILABLE</b>	<b>1,021</b>
217	Jackson Hewitt Tax Svcs	1,231
<b>219</b>	<b>AVAILABLE</b>	<b>1,006</b>
221	Pho Shi Bowl	1,509
223	Jeim Asian Grocery Store	1,246
<b>225</b>	<b>AVAILABLE</b>	<b>1,497</b>
<b>227</b>	<b>AVAILABLE</b>	<b>1,255</b>
<b>229</b>	<b>AVAILABLE</b>	<b>1,263</b>
<b>231</b>	<b>AVAILABLE</b>	<b>1,532</b>
<b>301</b>	<b>AVAILABLE</b>	<b>1,500</b>
<b>303</b>	<b>AVAILABLE</b>	<b>2,068</b>

















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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.

<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





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Agent's Supervisor's Name	License No.	Email	Phone
<b>Samara Janowski</b>	<b>739321</b>	<b>sjanowski@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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Date