

PrestonBend

REAL ESTATE

FOR LEASE

215/220 Sunset Boulevard, Sherman, Texas



OVERVIEW

- 637-12,344 SF Suites Available
- Lease Rate: \$13.50/NNN
- Built 1976; renovated 2023
- Below-market lease rates
- Ample parking
- On Hwy 56 with easy access from Hwy 75, 82 and Preston Rd
- Near \$35 billion tech investment under construction

PROPERTY DETAILS

Recently renovated, Westwood Village Shopping Center is centrally located in West Sherman with easy access to major thoroughfares and below-market lease rates. The area is experiencing rapid growth, with over 8,000 single- and multi-family homes completed or underway nearby, and significant private tech investment within the trade area, including major expansions at Texas Instruments and GlobiTech. This is an excellent opportunity to capitalize on Sherman's economic boom!



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PROPERTY DETAILS

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- Multiple suite sizes available
- Renovated in 2023
- Within five miles of center: 19 subdivisions/8,000 single-and multi-family homes
- Within six miles of center: \$35 billion in private tech investment including TI and GlobiTech expansions



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231	AVAILABLE	1,532 SF
229	AVAILABLE	1,263 SF
227	AVAILABLE	1,255 SF
225	AVAILABLE	1,497 SF
223	Jeim Asian Grocery Store	1,246 SF
221	Pho Shi Bowl	1,509 SF
219	AVAILABLE	1,006 SF
217	Jackson Hewitt Tax Services	1,231 SF
211	AVAILABLE	1,211 SF
209	AVAILABLE	779 SF
207/205	AVAILABLE	2,231 SF
201	Inspired Hair Studio, LLC	1,281 SF
125	Rxel Pharmacy	652 SF
123	Tea and Tales	648 SF
121	AVAILABLE	1,003 SF
119	AVAILABLE	641 SF
117	AVAILABLE	637 SF
115	AVAILABLE	638 SF



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PROPERTY DETAILS - WESTWOOD VILLAGE WEST 215/220 Sunset Boulevard, Sherman, Texas



WESTWOOD VILLAGE WEST	<u>SUITE</u>	<u>TENANTS</u>	<u>SQUARE FOOTAGE:</u>
	220-E	ACE Hardware	19,746 SF
	220-D	AVAILABLE	10,360 SF
	220-C12	Gallardo Management Group	1,891 SF
	220-C11	VHS DNA	2,139 SF
	220-C9/C10	The Back Nine	3,242 SF
	220-C8	Pet Wants	1,485 SF
	220-C7	Sculpt Pilates	1,399 SF
	220-C4/C5/C6	AVAILABLE	5,190 SF
	220-C3	AVAILABLE	1,787 SF
	220-C1/C2	AVAILABLE	3,753 SF
	220-B	Dollar General	7,872 SF
	220-A2	AVAILABLE	5,844 SF
	220-A1	ENVISION RADIOLOGY	6,500 SF



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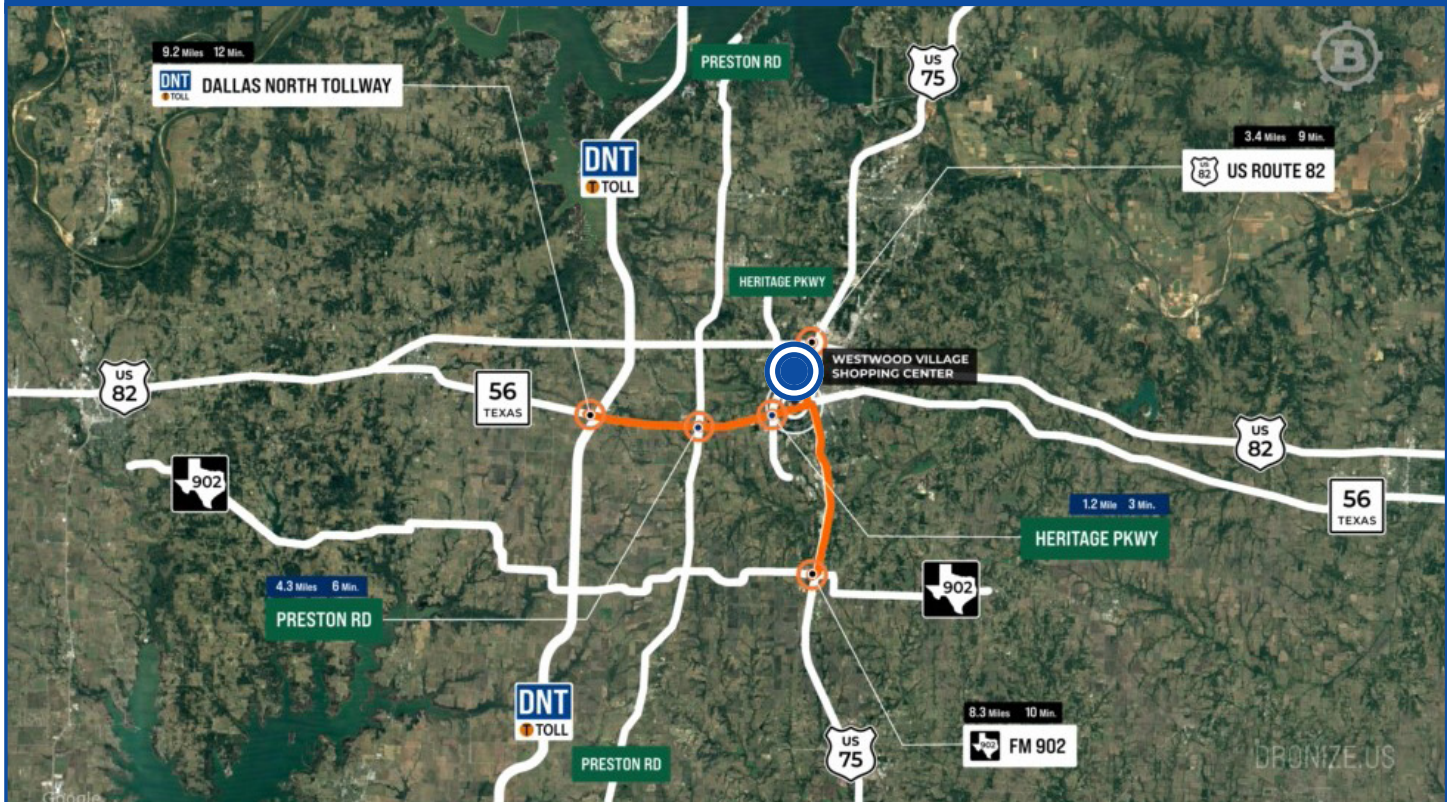
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SITE AERIAL

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LOCATION INFORMATION

Sherman, Texas



Sherman is a thriving city known for its prestigious institutions like Austin College and Grayson College, a vibrant arts community, and its role as the retail hub of far North Texas and Southern Oklahoma. The city is gaining national attention as a center for advanced manufacturing, with Texas Instruments investing \$30 billion in a four-factory semiconductor campus - set to be the largest electronics production facility in Texas - and GlobiTech building a \$5 billion silicon wafer plant. This unprecedented growth is fueling rapid expansion in housing, retail, and services, with Sherman's population projected to double in the next five years.



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