

MIXED USE FOR SALE

# MUSTANG CREEK EVENT CENTER



**TRANSWORLD®**  
Commercial Real Estate



**FOR SALE**

5261 Quebec Street, Suite 200  
Greenwood Village, Colorado 80111



*PRESENTED BY:*

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# SECTION I

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## Property Summary



# PROPERTY SUMMARY

Mustang Creek Event Center  
27923 U.S. 82 | Sherman, TX 75092



## Design Highlights

Lot Size:	17.65 AC
Zoning:	None
STORIES	2
Electrical	3-PHASE 220V
Available SQ FT	7,816
Yr Built	2019
Parking	Gravel Lot 120 car capacity
FF&E	\$110,000

## Property Overview

Mustang Creek Wedding & Events Center combines elegance and functionality across 17.65 acres of unrestricted land just 15 minutes from Sherman, Texas. Built in 2019, the 6,804 SF main event building is designed for weddings, corporate functions, and large private events, featuring high-end finishes, full polyurethane insulation, an outdoor bar and restroom area, and an attached two-bed, two-bath apartment ideal for staff, ownership, or guest use.

A fully finished 1,012 SF three-car garage serves as additional event storage and support space, while the gravel lot accommodates roughly 120 vehicles, with additional over-flow parking area for additional 200 vehicles. Utilities include city water, septic, a water well for irrigation, and three-phase 220-volt electrical service. The commercial-grade kitchen includes a built-in grease trap to support full-service catering.

Designed for up to 300 seated guests or 450 standing, the property offers a turnkey venue in a rare non-zoned area, providing flexibility for expansion, redevelopment, or alternative commercial uses as a community center, religious facility, restaurant, or other commercial operation. Modern construction, strong infrastructure, ample acreage, and proximity to Sherman make it a premier North Texas destination for weddings and events.

Furniture, fixtures, and equipment are included in the offering price.

## Location Overview

Sherman, Texas is one of North Texas' fastest-growing cities, strategically located along U.S. Highway 75 and serving as Grayson County's economic hub. With a strong manufacturing base, expanding workforce, and business-friendly climate, Sherman has become a leading destination for commercial, industrial, and residential development while maintaining its own distinct identity.

The city has gained national attention through major semiconductor, technology, and advanced manufacturing investments, attracting supporting businesses and new residents. This population growth has increased demand for retail, hospitality, housing, and event venues, creating strong opportunities for business owners and investors. Sherman's infrastructure, transportation access, and available land position it as a top growth corridor in North Texas.

Sherman also offers a high quality of life with strong schools, parks, a historic downtown, and a thriving community atmosphere. Its proximity to Lake Texoma, Denison, and regional employment centers further enhances its appeal. With continued investment throughout Grayson County, the area is well-positioned for long-term stability and expansion across hospitality, events, residential, and destination-driven sectors.

# SECTION II

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## Photos



# PROPERTY PHOTOS

Mustang Creek Event Center  
27923 U.S. 82 | Sherman, TX 75092



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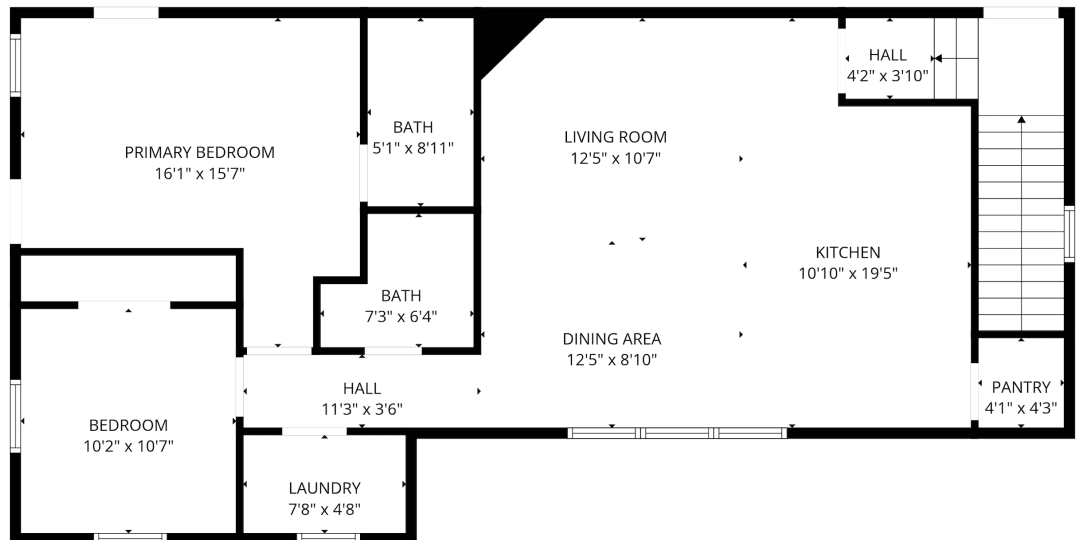
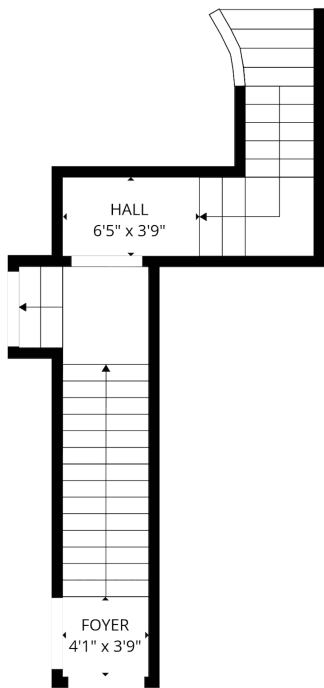
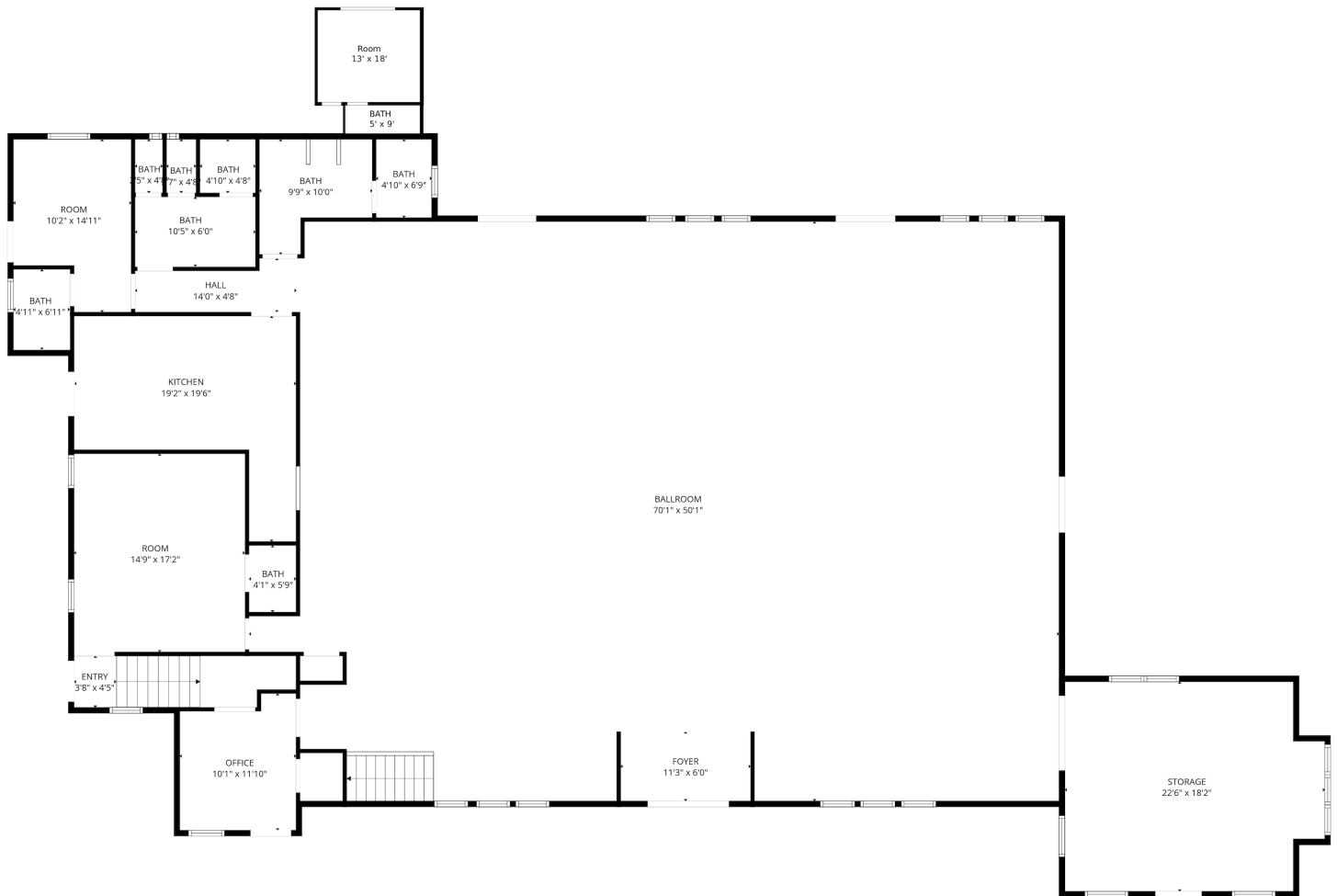
# PROPERTY PHOTOS

Mustang Creek Event Center  
27923 U.S. 82 | Sherman, TX 75092



# PROPERTY PHOTOS

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STAIRS

# SECTION III

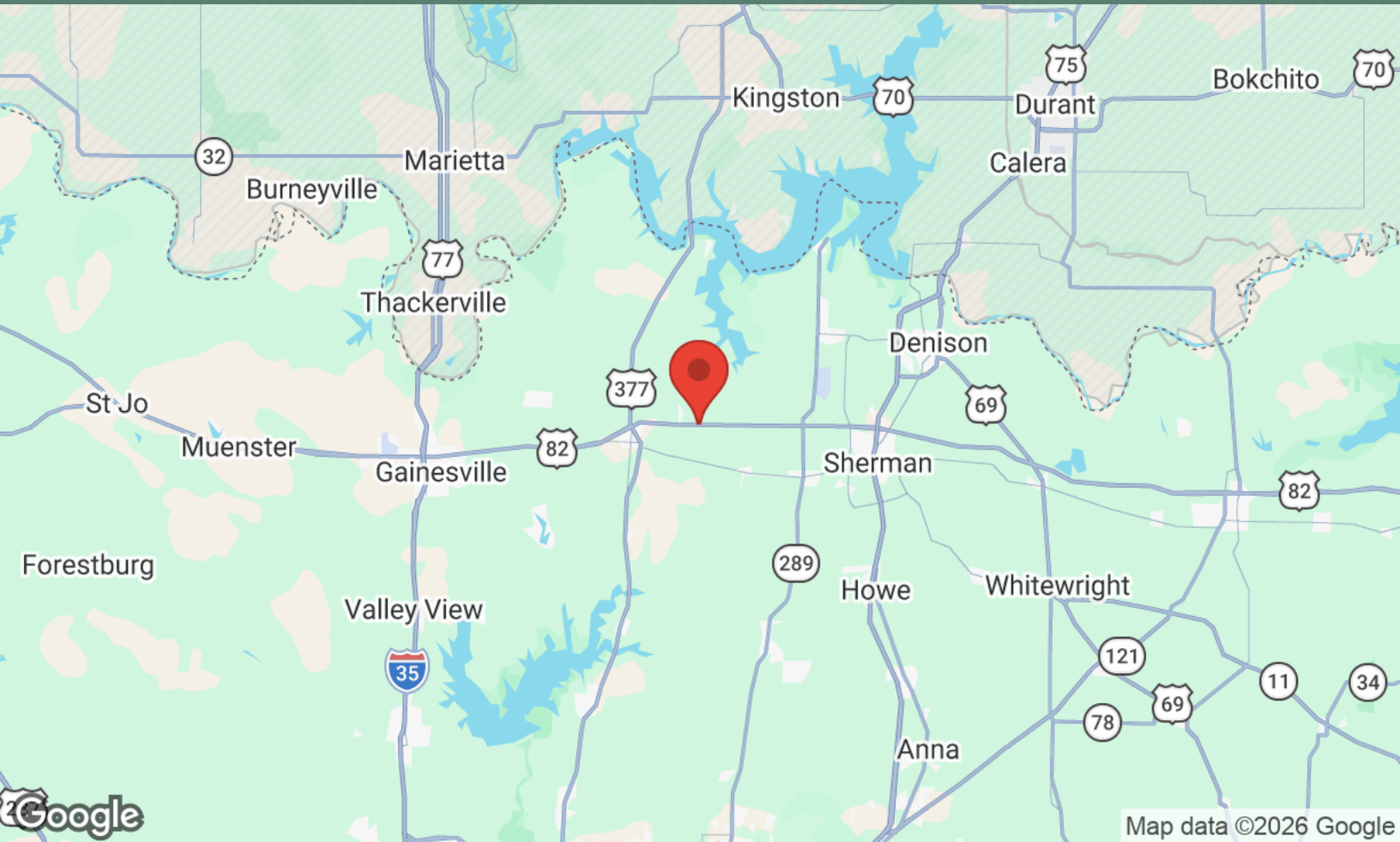
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## Maps / Demographics



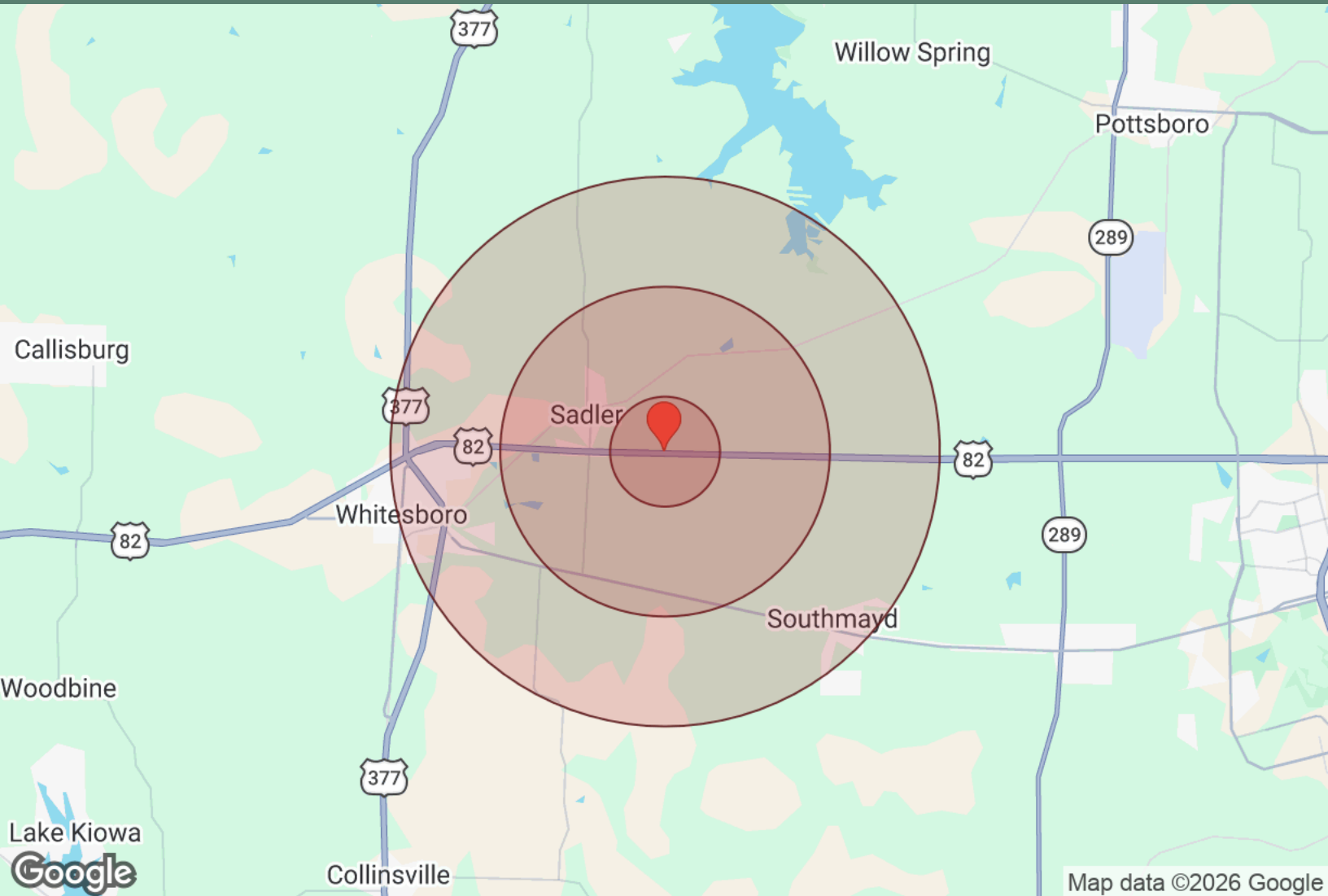
# LOCATION MAPS

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# DEMOGRAPHICS

Mustang Creek Event Center  
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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	46	679	2,996
Female	48	692	3,096
Total Population	94	1,371	6,093

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	80	1,155	4,893
Black	1	10	79
Am In/AK Nat	1	8	32
Hawaiian	N/A	1	1
Hispanic	10	149	818
Asian	1	9	71
Multiracial	3	39	199
Other	N/A	N/A	N/A

Housing	1 Mile	3 Miles	5 Miles
Total Units	42	625	2,776
Occupied	35	526	2,352
Owner Occupied	30	452	1,742
Renter Occupied	5	74	610
Vacant	7	98	423

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	18	248	1,193
Ages 15 - 24	11	152	674
Ages 25 - 54	29	438	2,114
Ages 55 - 64	14	218	849
Ages 65+	22	314	1,262

Income	1 Mile	3 Miles	5 Miles
Median	\$79,029	\$83,169	\$78,682
Under \$15k	3	40	122
\$15k - \$25k	N/A	5	117
\$25k - \$35k	3	33	244
\$35k - \$50k	3	42	217
\$50k - \$75k	9	106	402
\$75k - \$100k	7	115	498
\$100k - \$150k	6	92	312
\$150k - \$200k	3	49	163
Over \$200k	2	45	277



## Commercial Broker

Stephen Coleman  
Scoleman@transworldcre.com  
(972) 684-0135

### Professional Bio:

Stephen Coleman is a commercial real estate broker and investor who is committed to his clients to ensure total satisfaction throughout the process of acquisition, sale and investment in commercial assets in the Greater Dallas and Fort Worth Metroplex. Stephen has been in the real estate business for just over 6 years and has also purchased, renovated, rented, and sold his own properties in DFW. He is presently working on his Texas Accredited Commercial Specialist(TACS) education program in preparation for the Certified Commercial Investment Member(CCIM) and Society of Industrial and Office Realtors(SIOR) membership associations.

A Marine Corps veteran of 8 years, Stephen has a foundation of hard work with persistence and perseverance and solution based problem solving. After the military, Stephen worked as Operations Manager for a major furniture importer located in Dallas with logistics, warehousing and distribution/manufacturing performance at the forefront of his overall daily responsibilities. Also, heavily involved in the fine dining world for nearly a decade, he excels in the Restaurant and Hospitality industries along with Industrial and Retail asset classes.

In his free time, you can find Stephen on the golf course or taking his dog Beau for a walk around White Rock Lake. He is also an avid skier, mountain biker and fly fishermen and especially loves Colorado and Utah in the summer and winter months.



**NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®**

**EXHIBIT "C"**

11-2-2015



**INFORMATION ABOUT BROKERAGE SERVICES**

*Texas law requires all real estate licensee 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.

<b>TRANSWORLD COMMERCIAL REAL ESTATE</b>	<b>9013356</b>	<b>PHIL@TRANSWORLDCRE.COM</b>	<b>(303)981-1936</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>PHILIP KUBAT</b>	<b>759206</b>	<b>PHIL@TRANSWORLDCRE.COM</b>	<b>(303)981-1936</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>STEPHEN COLEMAN</b>	<b>792728</b>	<b>SCOLEMAN@TRANSWORLDCRE.COM</b>	<b>(972)684-0135</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)