



4909 Texoma Pky

4909 Texoma Pky, Sherman, TX 75090



Armando Delgado

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4909 Texoma Pky

Upon Request

- * Located at the SEC of Texoma Parkway and Fallon Dr.
- * Quick access to US 75 and State Highway 91
- * 12,200 daily traffic count
- * Nearby shopping and restaurants include:
 - * HEB Supermarket, The Post Restaurant, Midway Mall, JC Penney, Sherman Tower Center, Knight Furniture,
 - Kohl's, City Limits, Tyson Fresh meats,, Texoma Tobacco, Green Market Natural foods, Texas Roadhouse,
 - Touch of class Antique, Olive Garden, Texoma Medical Center....

- Easy access and plenty of parking, visibility and safety features



Rental Rate:	Upon Request
Property Type:	Retail
Property Subtype:	Storefront
Gross Leasable Area:	7,762 SF
Year Built:	1998
Walk Score ®:	33 (Car-Dependent)
Rental Rate Mo:	Upon Request

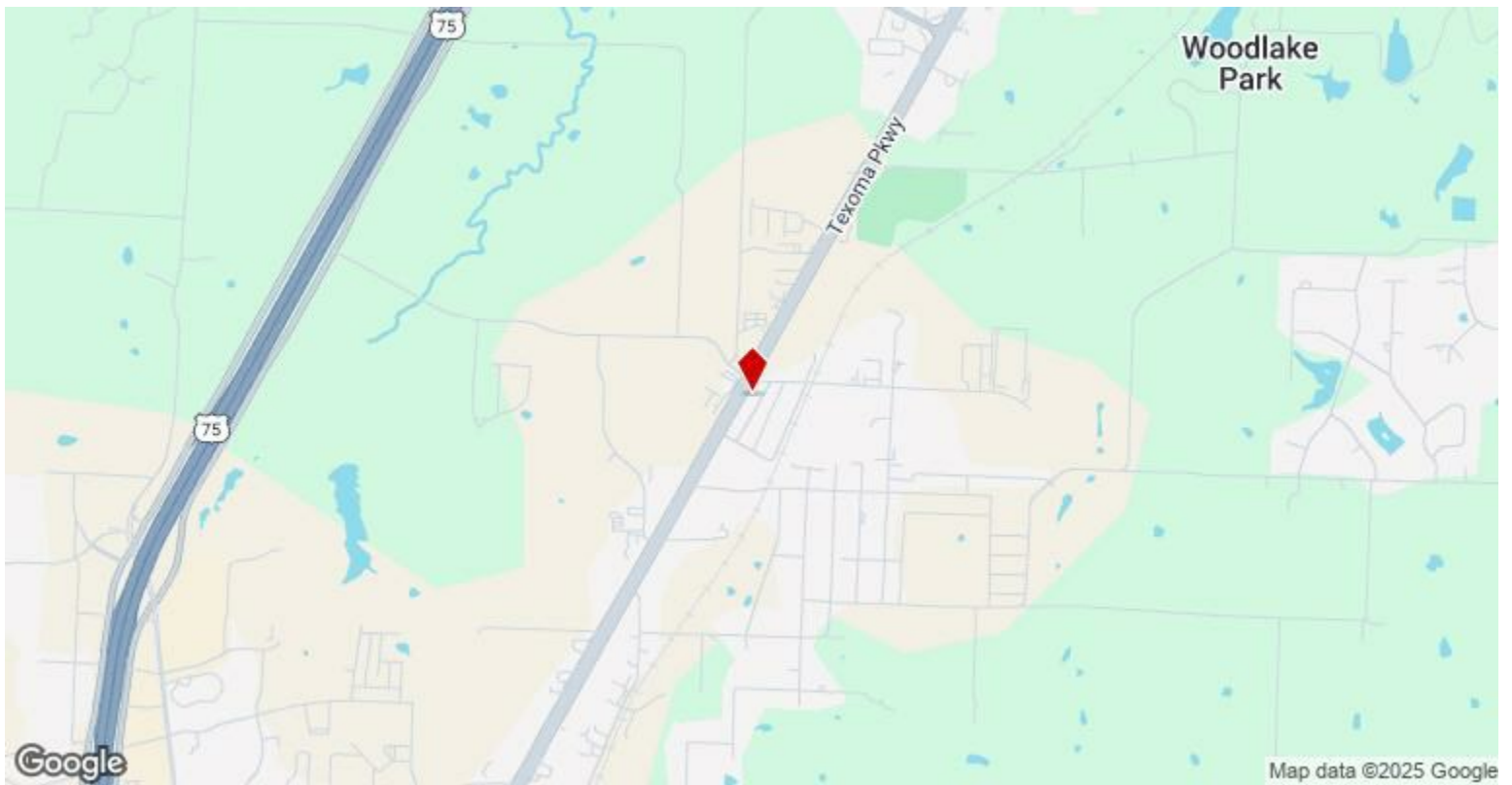
1st Floor Ste 104

Space Available	2,102 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	TBD
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Former Tattoo Shop

Major Tenant Information

Tenant	SF Occupied	Lease Expired
JJ Food Mart	-	
Starfish Seafood	-	
Vietnamese Pho Huyn	-	



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Property Photos

