Loy Lake Plaza

Sherman, Tx

Younger Partners

Diversified Mixed Use - Retail / Medical / Experiential

The Opportunity

Younger Partners, as exclusive advisor, is pleased to present the opportunity to acquire Loy Lake Plaza (the "Property"). Fully leased, this neighborhood shopping center represents a compelling investment opportunity anchored by daily-needs retail and service-oriented tenants that generate consistent customer traffic and provide resilience across economic cycles.

Strategically located within an exploding residential trade area, the Property serves as a convenient destination for local consumers. The center benefits from strong visibility, convenient access, and ample parking, making it well-positioned to capture both commuter and neighborhood traffic. Surrounding population growth, increasing household incomes, and ongoing residential development continue to strengthen the property's long-term customer base and support future leasing demand.

The tenant mix is diversified across necessity-based retail, healthcare and personal services, reducing reliance on any single tenant or industry. These uses typically generate frequent customer visits, resulting in stable occupancy and durable cash flow. Existing leases provide predictable income while offering opportunities for future rent growth through market renewals and contractual escalations.

As consumer preferences continue to favor convenience and proximity, neighborhood shopping centers remain among the most resilient retail asset classes. The property's location within a densely populated residential corridor, combined with limited competing neighborhood retail inventory, positions the center for sustained long-term performance.

The Specifics

Address	2001 Loy Lake Road - Sherman, TX 75090
Building Size	35,661 SF
Land Area	2.79 Acres
Year Built	1986
Occupancy	100%
Parking	4.6 / 1,000 SF (175 Spaces)

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The Ascension of Sherman Texas

One of the fastest-growing communities in North Texas, Sherman has become the fastest-growing semiconductor manufacturing hub in the United States. Driven by multibillion-dollar investments from leading chip manufacturers (Texas Instruments, Coherent / NVIDIA and Micron) and supported by federal and state incentives, these developments are creating thousands of high-paying engineering, manufacturing, and technical jobs. Driving residential development and population growth and increasing demand for retail, restaurants, hotels, healthcare, and neighborhood shopping centers.

For retail investors, Sherman represents a market transitioning from a small regional city into a significant employment and residential hub, with demographic trends supporting sustained demand for neighborhood-serving commercial real estate. Developers are in various stages of construction on more than 11,500 single-family lots and over 5,100 multi-family units. As Sherman evolves, it has secured a spot as one of North Texas's fastest-growing employment centers.

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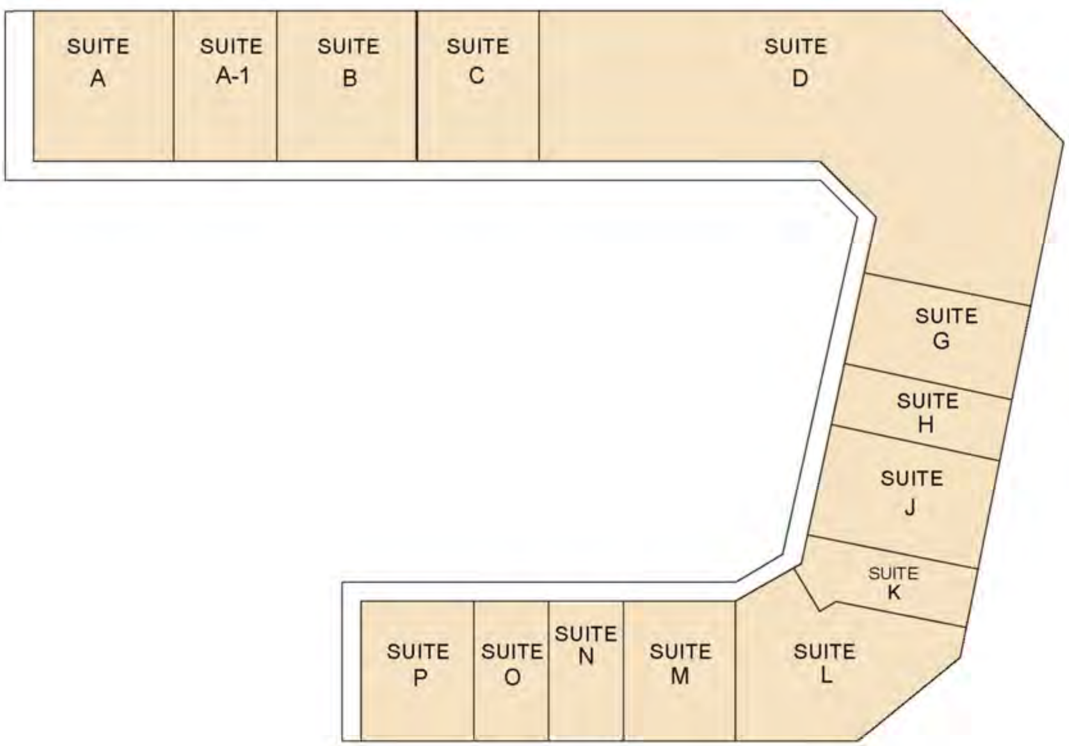

DFW Regional Overview

- #1 Back-to-Work City in the United States.
- 76,000 New Jobs Created in 2024.
- #1 Real Estate Market for 2026 (ULI).
- Three Fortune 10 Company HQ's.
- Low Cost of Doing Business.
- Over 1,000,000 Jobs Added Since 2010.
- Top Market for Investment.
- 8.3 Million Residents.
- 345 New Residents Daily.
- Nation-Leading Job & Population Growth.
- No Economic Sector Accounts for More than 20% of Employment.

For Additional Building Information Please Contact:

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Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Moody Younger	420370	moody.younger@youngerpartners.com	(214)294-4412
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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**

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