

PrestonBend

REAL ESTATE

FOR LEASE

215/220 Sunset Boulevard, Sherman, Texas



OVERVIEW

- 637-10,360 SF Suites Available
- Lease Rate: \$13.50/NNN
- 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!



prestonbendre.com

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PROPERTY DETAILS

215/220 Sunset Boulevard, Sherman, Texas



- Multiple suite sizes available
- 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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PROPERTY DETAILS - WESTWOOD VILLAGE EAST

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WESTWOOD VILLAGE EAST	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
	215	AVAILABLE	1,021 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	AVAILABLE	652 SF
	123	Tea and Tales	648 SF
	121	AVAILABLE	1,003 SF
	119	Delivered With Love	641 SF
	117	AVAILABLE	637 SF
	115	AVAILABLE	638 SF



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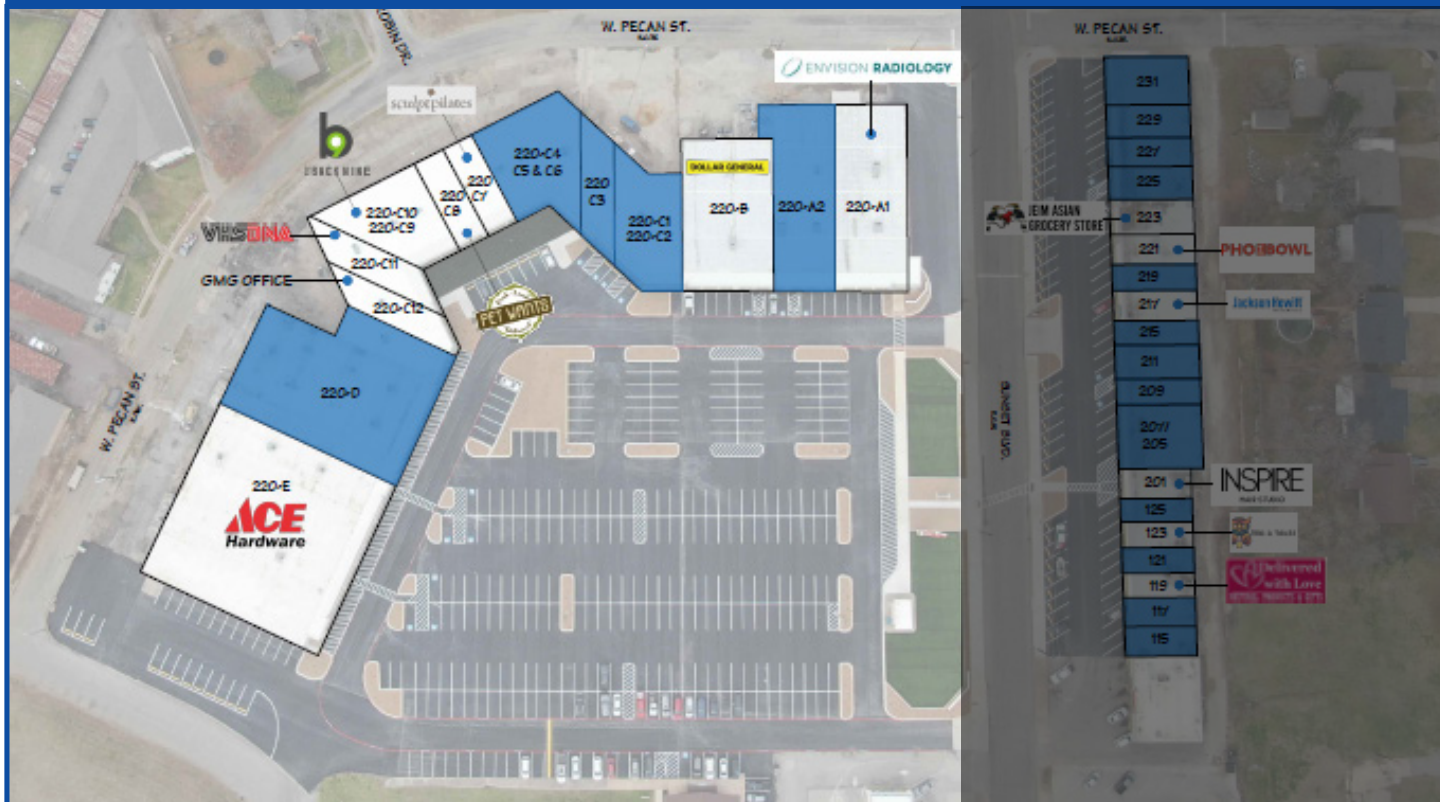
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PROPERTY DETAILS - WESTWOOD VILLAGE WEST

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WESTWOOD VILLAGE WEST	SUITE	TENANTS	SQUARE FOOTAGE:
	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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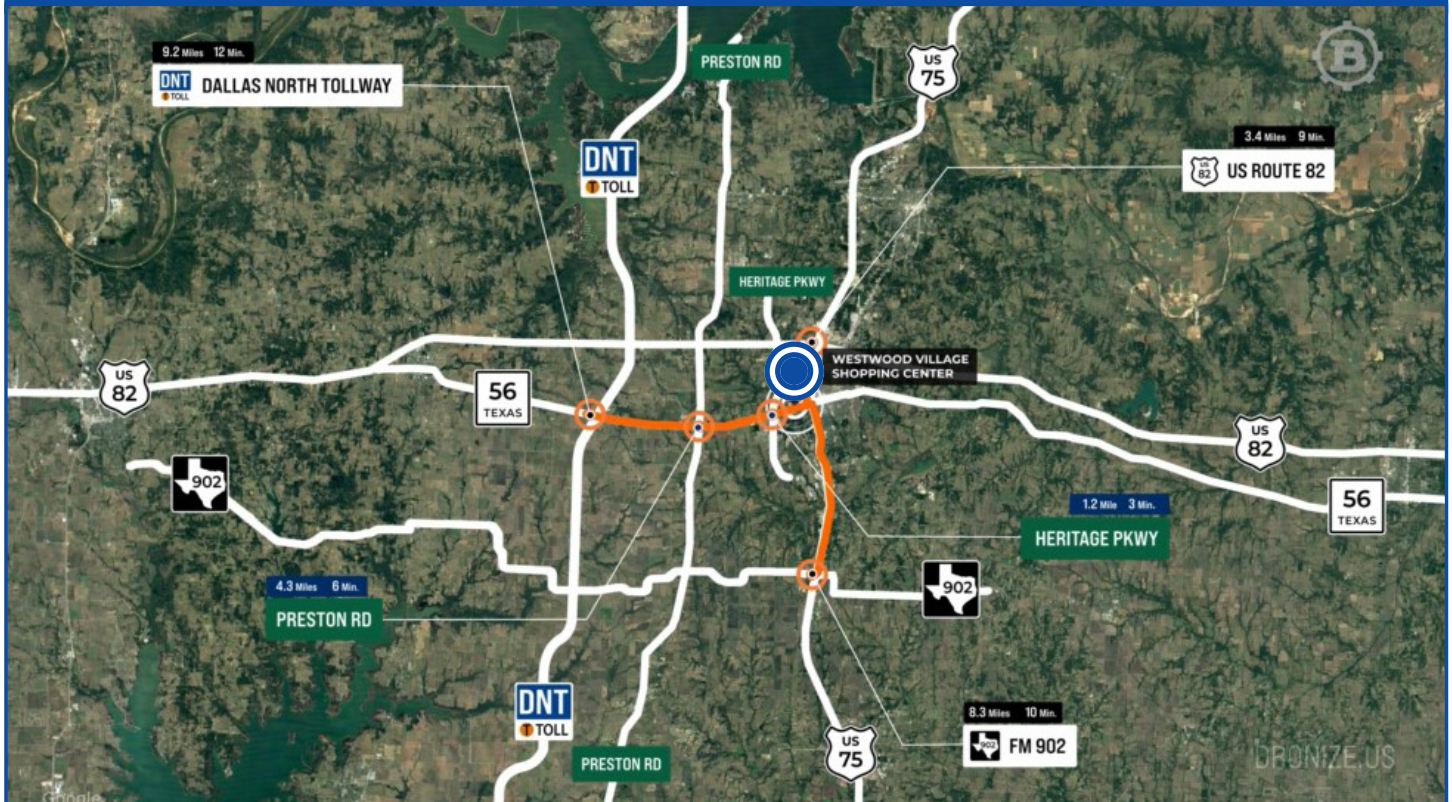
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SITE AERIAL

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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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