CREED CREEK LAND

NEQ of Hwy 82 & Travis St, Sherman, Texas

FOR SALE

(972) 754-0720

WHAT'S NEARBY

Walmart, Cinemark, The Home Depot, Academy Sports + Outdoors, Target, Raising Cane's, Hobby Lobby, Chick-fil-A, Sam's Club, Kohl's, Best Buy, Tractor Supply Co, Aldi, Lowe's, Orscheln Farm & Home

±16.3 Acres For Sale

NEQ of Hwy 82 & Travis St | Sherman, Texas 75090

BILL WASTOSKIE
or MARK COHEN

Bill@CenterPointCP.com
(972) 754-0720

5330 Alpha Rd Ste 200
Dallas, Texas 75240
(972) 991-9590 (office)

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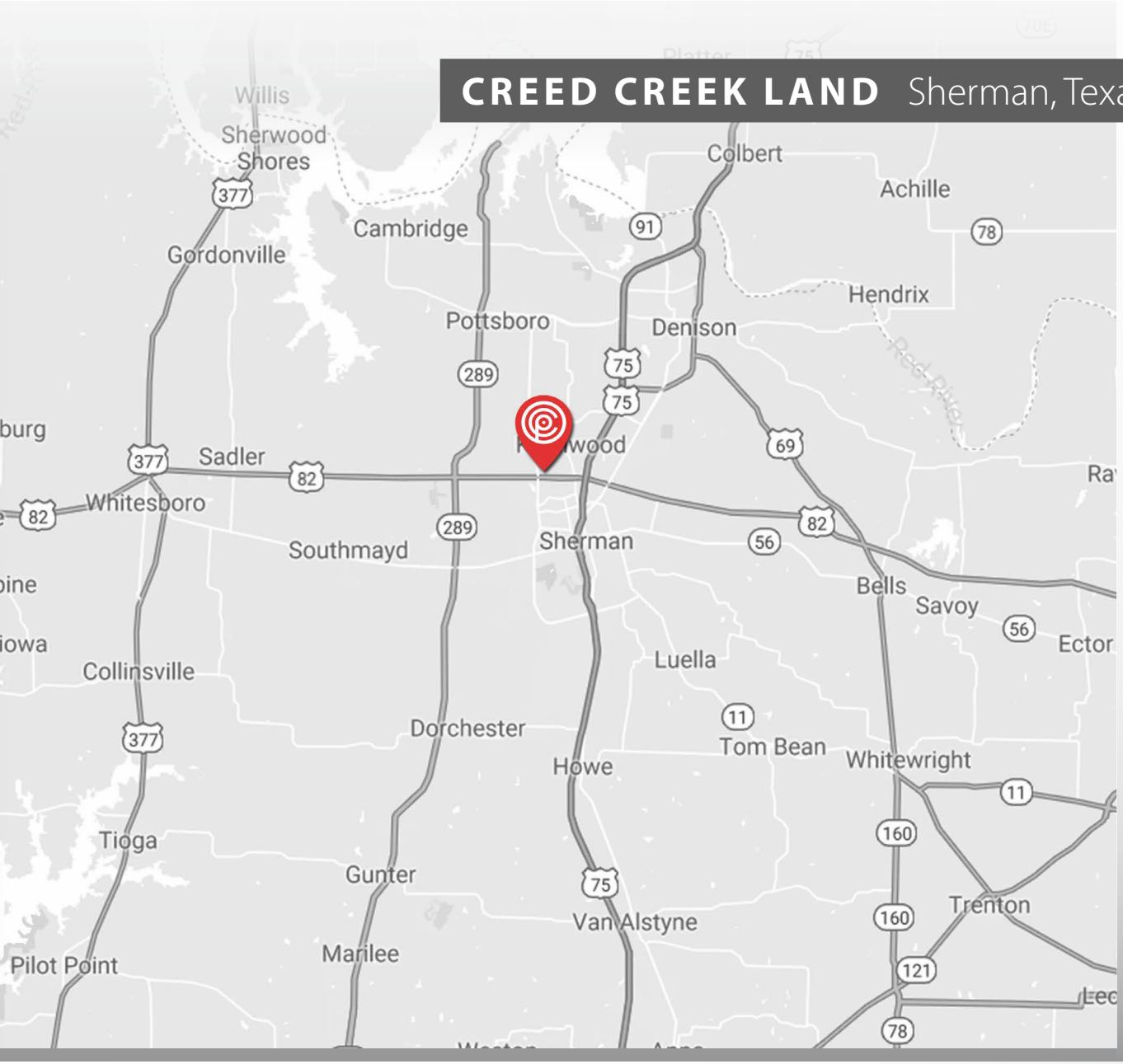
CenterPoint
COMMERCIAL PROPERTIES
www.CenterPointCP.com

CREED CREEK LAND Sherman, Texas

CenterPoint
COMMERCIAL PROPERTIES



AVAILABILITY

±16.3 Acres

PRICING

Call for More Information

TRAFFIC COUNTS

Travis St: 9,922 VPD (TXDOT 2018)
US-82: 31,431 VPD (TXDOT 2019)

PROPERTY DETAILS

- Located in the retail core of the Sherman/ Denison trade area at the NEQ of Travis Street and Canyon Grove Rd .
- Perfect for a variety of development uses.
- Surrounds the Creed Creek Canyon Apartment Complex with 176 units.
- Nearby retailers include Walmart, Target, Sam's Club, Home Depot, Lowe's, Target, Kohl's, Best Buy, Cinemark & many more.

DEMOGRAPHIC SNAPSHOT

	1-mile	3-mile	5-mile	**10-mile**
2021 Population	3,351	29,669	50,367	**89,472**
Daytime Population	6,698	35,562	54,209	**93,465**
Average HH Income	$70,316	$68,286	$69,325	**$71,278**

VIEW FULL DEMO REPORT

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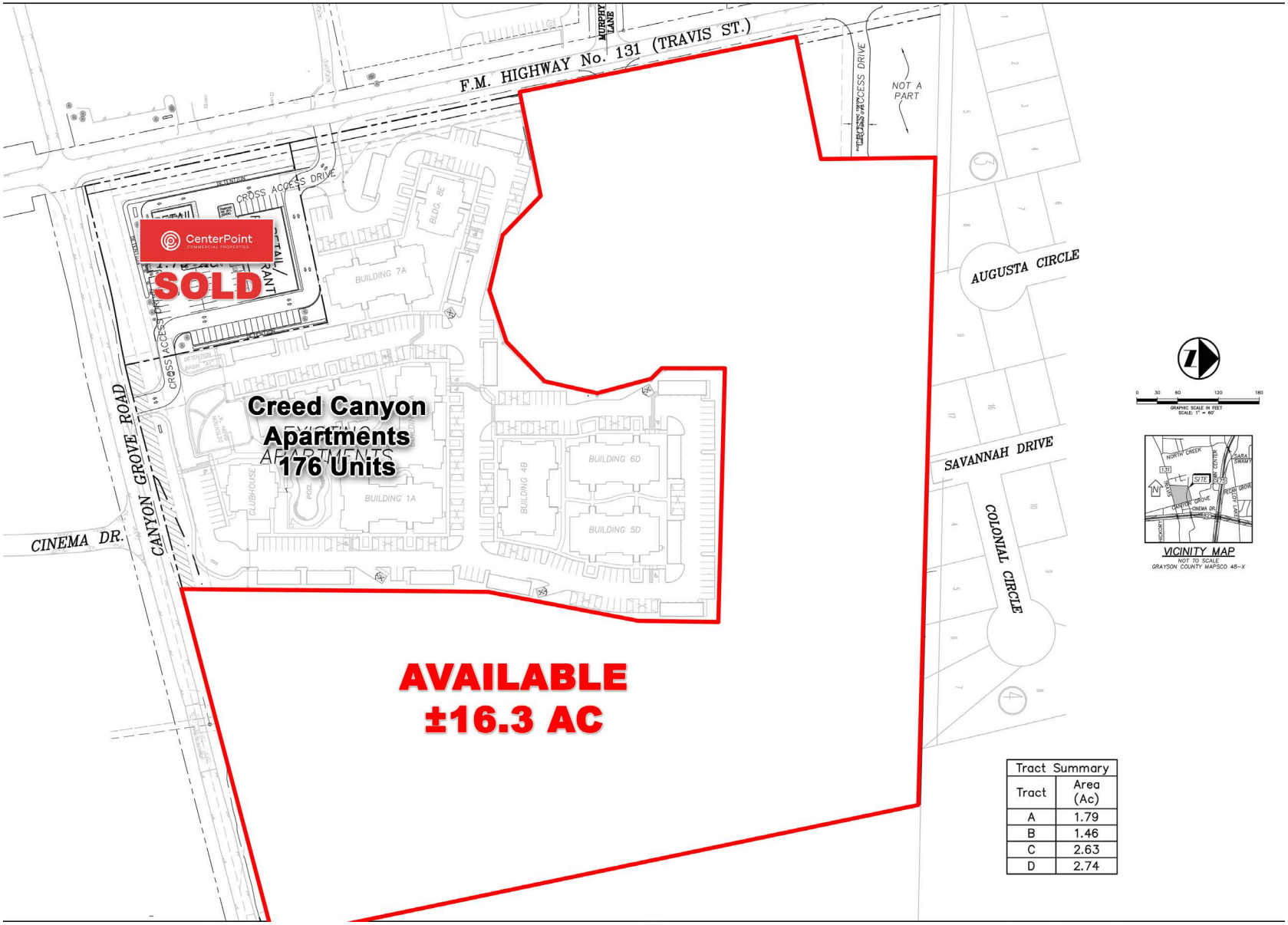

Tract Summary	
Tract	Area (Ac)
A	1.79
B	1.46
C	2.63
D	2.74

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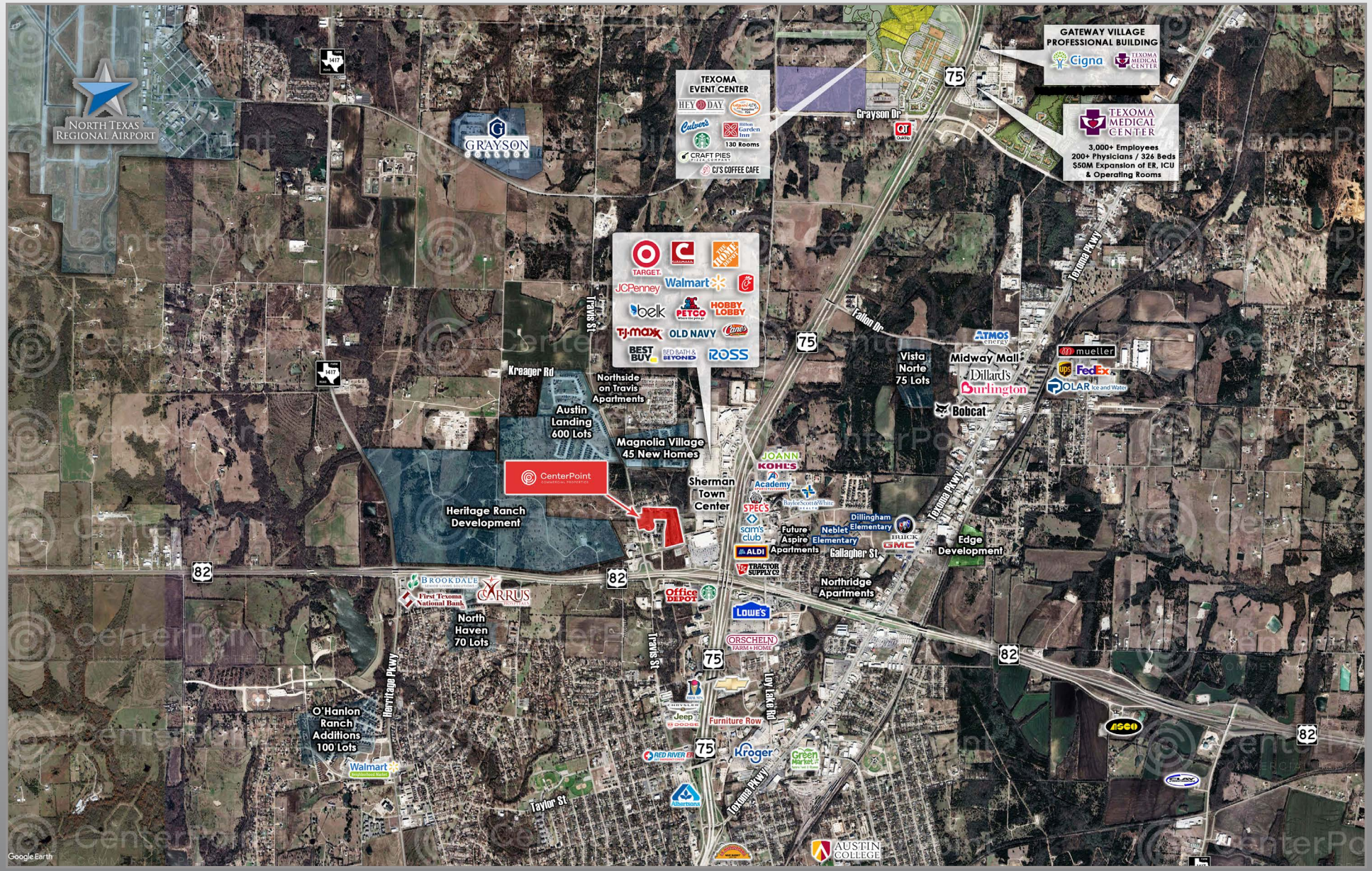

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Information About Brokerage Services

Texas law requires all real estate license 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.

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Mark Cohen	0447509	mark@centerpointcp.com	972-991-9590
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bill Wastoskie	0470936	bill@centerpointcp.com	972-991-9590
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____