



The Woodmont Company

Building solid relationships one location at a time...

Shafer Crossing SHERMAN, TEXAS



PROPERTY OVERVIEW:

- » 41,074 SF of retail space
- » 2918 Hwy 75 N, Sherman, TX 75090

DAILY TRAFFIC COUNTS

» Highway 75	58,150 VPD
» Highway 82	19,688 VPD

DEMOGRAPHICS

» Sherman Trade Area	271,454
» Sherman-Denison MSA	120,326
» Average HH Income (Trade Area)	\$50,160

AREA RETAILERS

» Walmart Supercenter	» Target	» JCPenney
» The Home Depot	» Lowe's	» Kohl's
» Bed Bath & Beyond	» Office Depot	» Belk
» Ross Dress For Less	» Cinemark 12	» Petco
» Gander Mountain	» Hobby Lobby	» PetSmart
» Academy Sports	» Sam's Club	» Old Navy



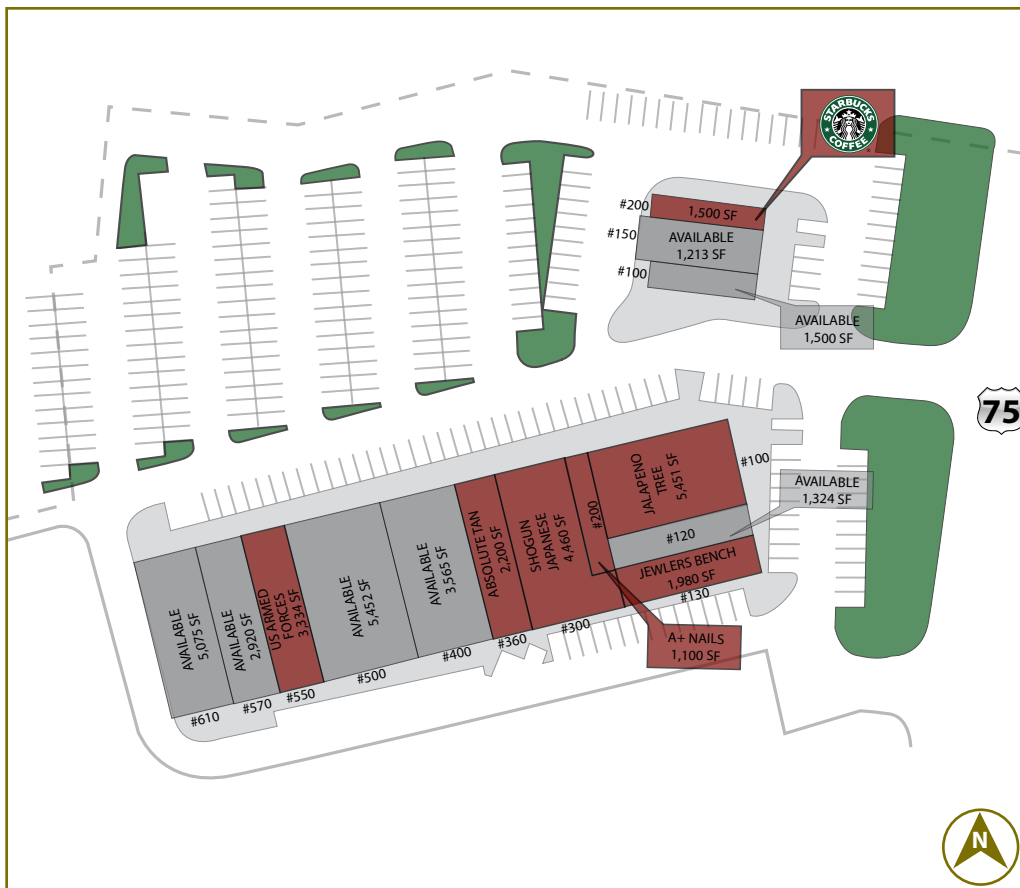
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SHAFER CROSSING (PHASE II)		
UNIT	TENANT	SQ. FT.
» 200	STARBUCK'S	1,500
» 150	AVAILABLE	1,213
» 100	AVAILABLE	1,500
» 130	JEWELERS BENCH	1,980
» 120	AVAILABLE	1,324
» 100	JALAPEÑO TREE	5,451
» 200	A+ NAILS	1,100
» 300	SHOGUN JAPANESE	4,460
» 360	ABSOLUTE TAN	2,200
» 400	AVAILABLE	3,565
» 300	AVAILABLE	5,452
» 550	US ARMED FORCES	3,334
» 570	AVAILABLE	2,920
» 610	AVAILABLE	5,075

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