SRC
LOCAL MARKETS

111 S Travis St

Sherman, TX

Asking Price
$849,500

972.726.7000 | 100 Crescent Court, 7th Floor, Dallas, TX 75201 | srclm.com

Subject

Property

5,898± SF

- Downtown Office Commercial Space
  - 5,898 square foot office space
  - Newly remodeled office space
- Located in the very desirable downtown Sherman square
- Quick access to Hwy 75 and Hwy 82
- Ideal investment for commercial use

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Property

Overview

Address: 111 S Travis Street, Sherman, TX

County: Grayson County

Improvements: 5,898± sf office space,

with .1641± acre parking lot

Frontage: ± 25 feet on S Travis St, ±50 feet on

Houston St

Utilities: On-site

Access: Travis Street & Houston Street

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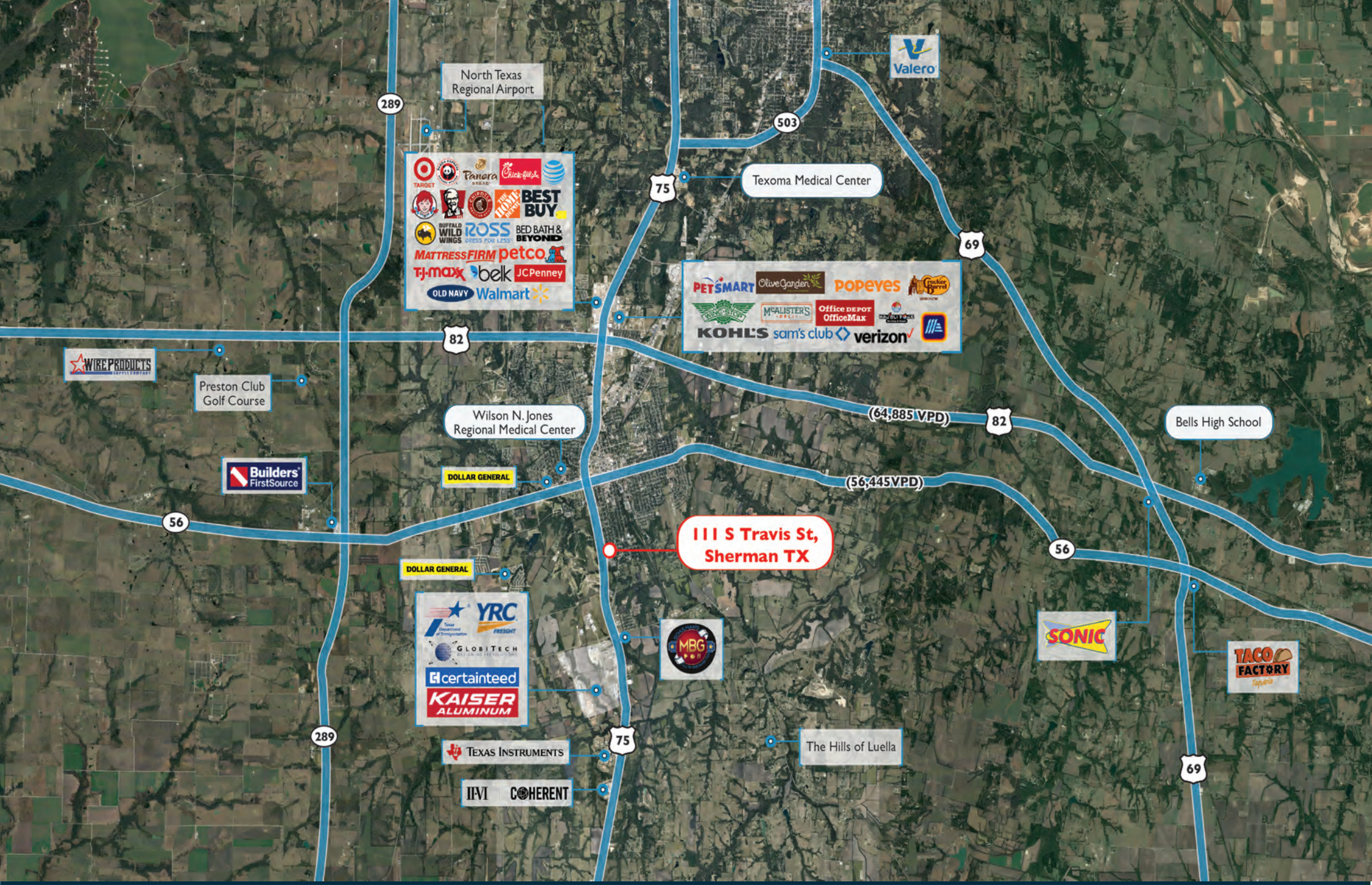
Local

Demographics



SRC LOCAL MARKETS

DEMOGRAPHIC SUMMARY

111 S Travis St, Sherman, Texas, 75090

Ring of 1 mile

KEY FACTS

9,146

Population

31.6

Median Age

2,955

Households

$38,008

Median Disposable Income

EDUCATION

18%

No High School Diploma

40%

High School Graduate

30%

Some College

13%

Bachelor's/Grad/Prof Degree

INCOME

$44,965

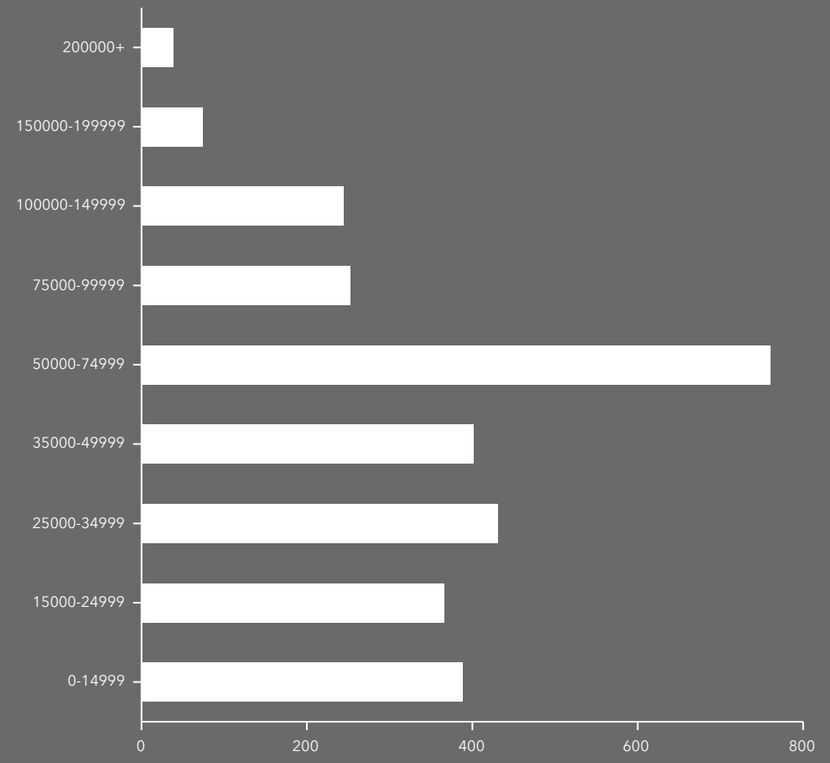
Median Household Income

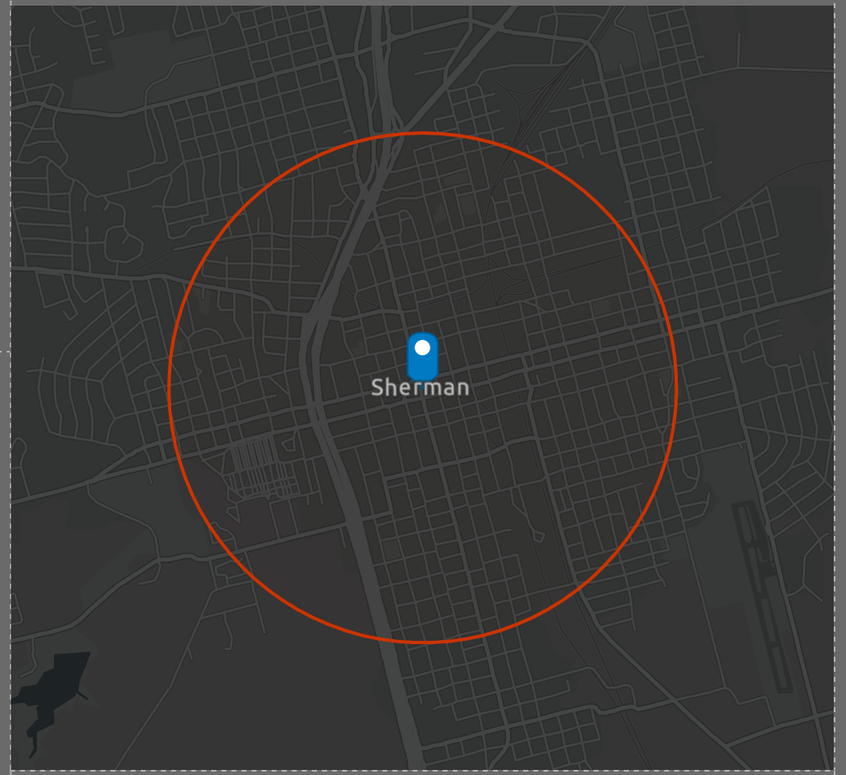
$19,719

Per Capita Income

$44,564

Median Net Worth





EMPLOYMENT

49%

White Collar

35%

Blue Collar

19%

Services

5.4%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

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DEMOGRAPHIC SUMMARY

111 S Travis St, Sherman, Texas, 75090

Ring of 3 miles

KEY FACTS

40,438

Population

35.7

Median Age

15,479

Households

$45,072

Median Disposable Income

EDUCATION

13%

No High School Diploma

28%

High School Graduate

37%

Some College

22%

Bachelor's/Grad/Prof Degree

INCOME

$52,978

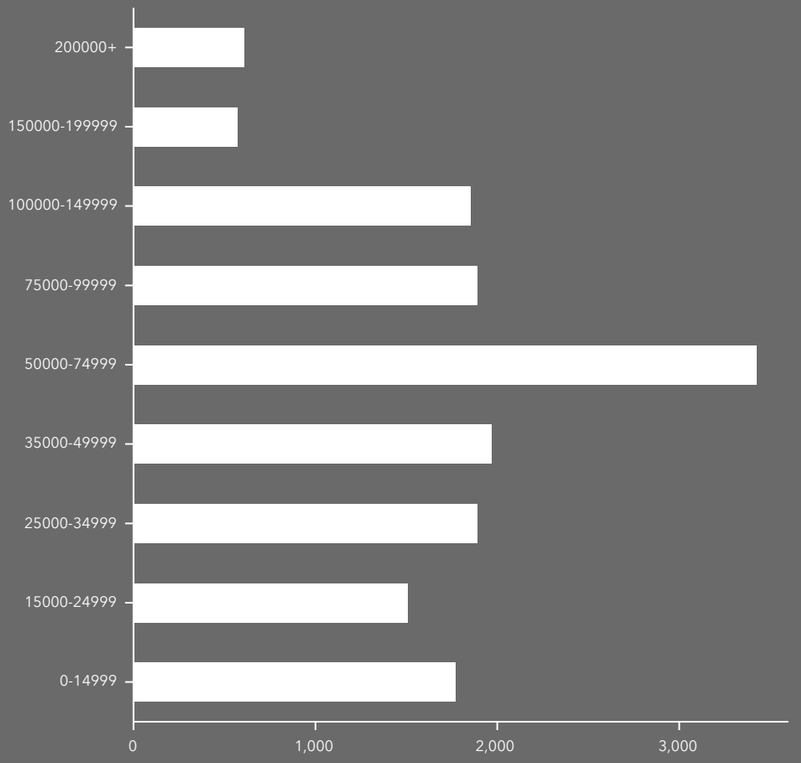
Median Household Income

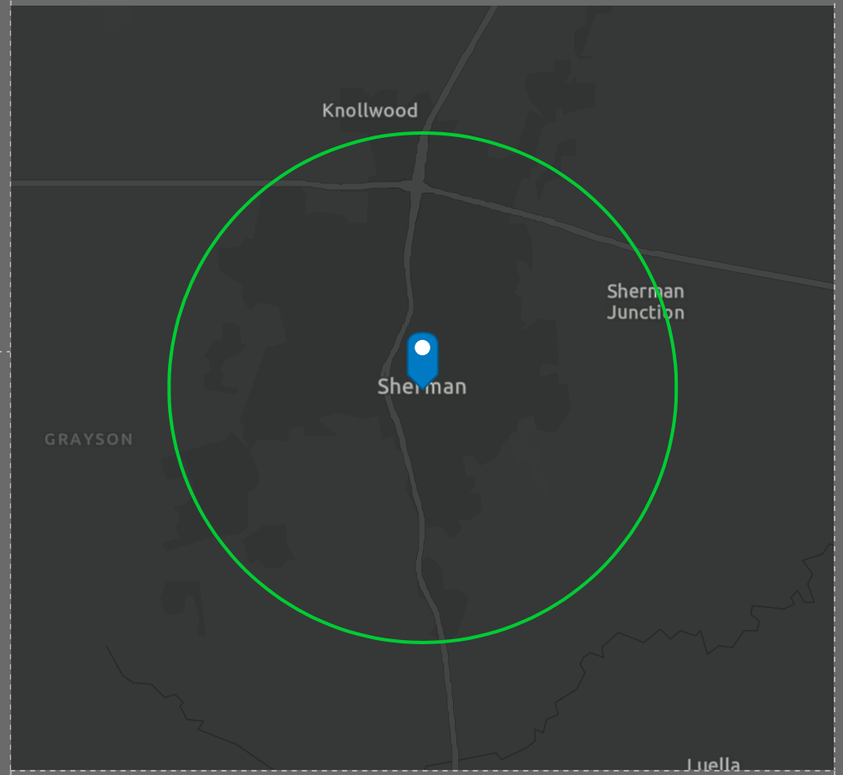
$27,966

Per Capita Income

$64,868

Median Net Worth





EMPLOYMENT

58%

White Collar

27%

Blue Collar

19%

Services

4.4%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

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DEMOGRAPHIC SUMMARY

111 S Travis St, Sherman, Texas, 75090

Ring of 5 miles

KEY FACTS

46,750
Population

36.1
Median Age

17,926
Households

$46,917
Median Disposable Income

EDUCATION

12%
No High School Diploma

28%
High School Graduate

37%
Some College

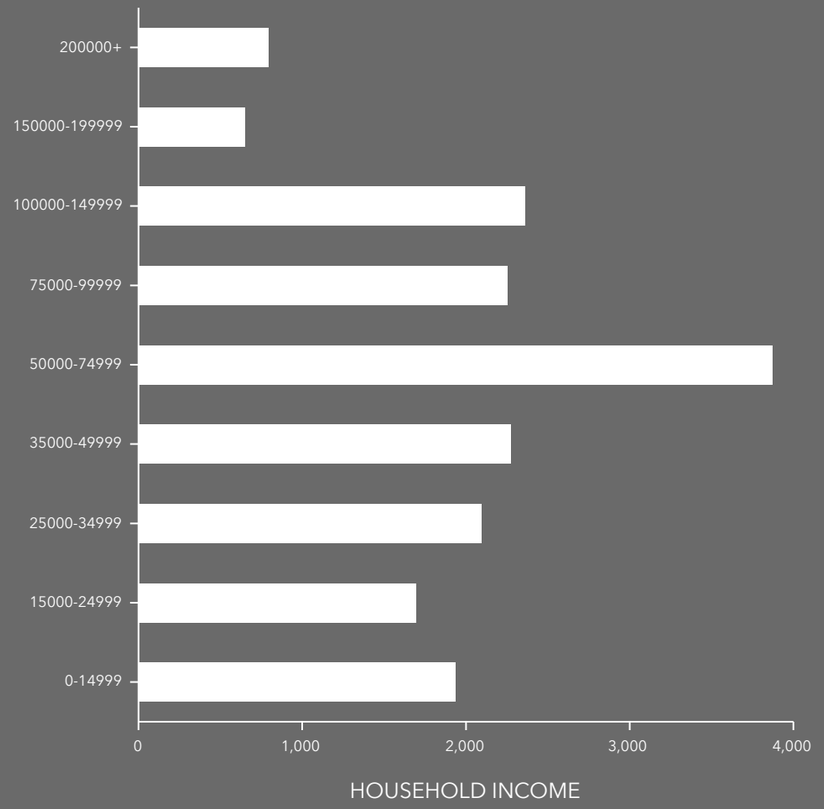
23%
Bachelor's/Grad/Prof Degree

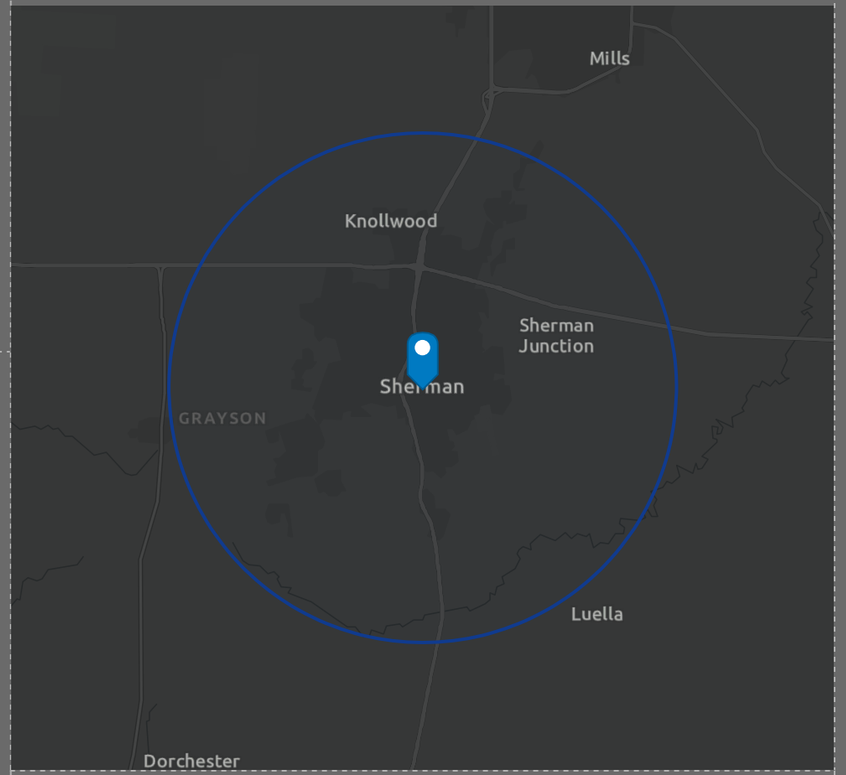
INCOME

$54,398
Median Household Income

$29,412
Per Capita Income

$72,454
Median Net Worth





EMPLOYMENT

59%
White Collar

28%
Blue Collar

18%
Services

4.2%
Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

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Learn More

Why SRC Local Markets?

SRC Local Markets, LLC was started by two real estate veterans with the following goal in mind "To give our clients the highest level of customer service and to treat every client like they were our only client". Thousands of transactions later we are still guided by that one goal. We make sure that each and every one of our clients gets the same high level of customer services, access to decades of real estate expertise and a team of dedicated individuals that are committed to making sure that our clients real estate goals are achieved with every transaction. In addition, we have access to all of the top real estate research tools to use on our clients behalf, relationships with the top real estate marketing websites and even our own in-house real estate attorney that is available to our clients. Currently, SRCLM is marketing in excess of $100M in property for our clients nationwide.

Land

Disposition Group

About Us

SRCLM's Land Disposition Group serves individual, corporate, public, and private clients in ac-quiring and disposing of real property investments and developments. We pride ourselves on the 40 years of com-bined market knowledge our team has accrued in national and international commercial real estate markets. With this knowledge and foresight, we strive to strategically position our clients to achieve their real estate objectives. We offer extensive market analysis to our clients in order to provide them with the most up-to-date information re-garding their property's value.

Our Objective

Our objective is to provide each client with the utmost care and service. This is done through our personal and hands-on approach to real estate transactions. Each real estate professional assigned to your account is accessible 24/7 by e-mail or phone to assist with any questions or concerns.

Our Approach

Are you looking to invest or dispose of real estate assets? SRCLM has the knowledge and re-sources to analyze and assist you with your real estate needs. We'll assess your real estate portfolio and suggest solutions, including disposition of property, farm and ranch land and help with real estate investments.

When you choose SRCLM, a dedicated team of real estate professionals will serve as your partners, getting to know your specific needs and priorities. We place a premium on accurate, real-time data, and will closely analyze the market to identify and predict long-term trends. Empowered by this valuable data, we'll sit down with you to deter-mine the best course of action for you. From optimizing your real estate portfolio to negotiating contracts, SRCLM pro-vides the expertise you need to keep your real estate investments on point.

Get In Touch

Contact Information

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11-2-2015

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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Jessica Dansby	680157	jdansby@srconpoint.com	214.466.2882
Sales Agent/Associate's Name	License No.	Email	Phone

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