

The Center @ Gallagher

3200 Versaille, Sherman, TX 75090



Listing ID: 1907256
Property Type: Retail-Commercial For Sale
Property Subtype: Mixed Use, Street Retail
Sale Price: \$660,000
Unit Price: \$129.34 Per SF
Sale Terms: Cash to Seller, Owner Financing



Property Overview

This property is approx 2.6 acres with 5103 sq.ft. strip retail center built in 2007; dentition in place and the hard corner could be platted and sold or developed (Buyer to verify). The building is tilt-wall construction with concrete surface parking (26 spaces). The interior of building is designed to accommodate 3 tenants. Monument signage in place at the hard corner.

Property Details

General Information

Listing Name:	The Center @ Gallagher	Total Land Size:	2.6 Acres
Retail-Commercial Type:	Mixed Use, Street Retail	Sale Price:	\$660,000
Property Use Type:	Investment	Sale Terms:	Cash to Seller, Owner Financing
Building Size (RSF):	5,103 SF	Zoning:	C-2

Area & Location

Market Type:	Medium	Property Visibility:	Excellent
Retail Clientele:	Business, Family, General, Other	Site Description:	The site is basically irregular and generally level and does have a detention basin already in place to provide drainage.
Property Located Between:	Hwy 75 & Texoma Dr		
Side of Street:	South		
Road Type:	Paved		

Building Related

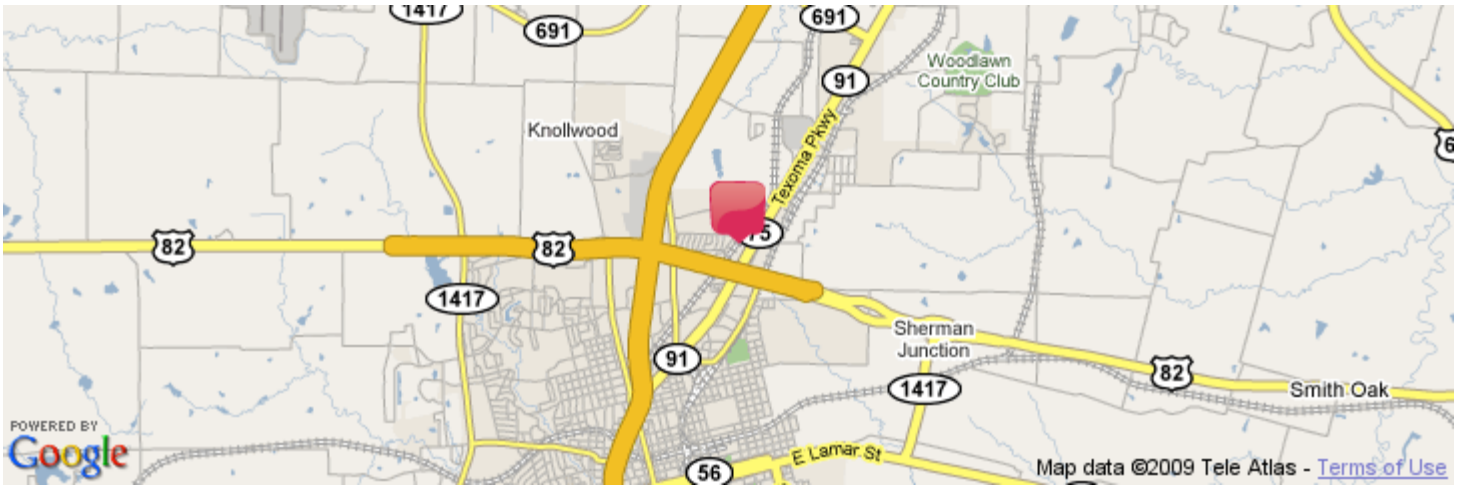
Total Number of Buildings:	1	Construction/Siding:	Concrete - Tilt up
Number of Stories:	1	Exterior Description:	Tilt-wall and masonry veneer with plate glass store front
Typical SF / Floor:	5,103	Total Parking Spaces:	26
Property Condition:	Excellent	Parking Type:	Surface
Year Built:	2007	Parking Description:	concrete paved parking
Roof Type:	Flat		

Land Related

Zoning Description:	C-2 General Commercial District	Legal Description:	Being 2.6 acres, Lot 2, Block 1, The Center at Gallagher Dr., situated in the J.B. McNair Survey, A-763, City of Sherman, Grayson Co, TX
Topography:	Level		
Soil Type:	Clay		
Easements:	Utilities		

Location

Address:	3200 Versaille Sherman, TX 75090	County:	Grayson
		MSA:	Sherman-Denison



Property Images



inside_shell



Rear of building



front_pad2

Property Contacts



Janet Cobbel

RES- Real Estate Services

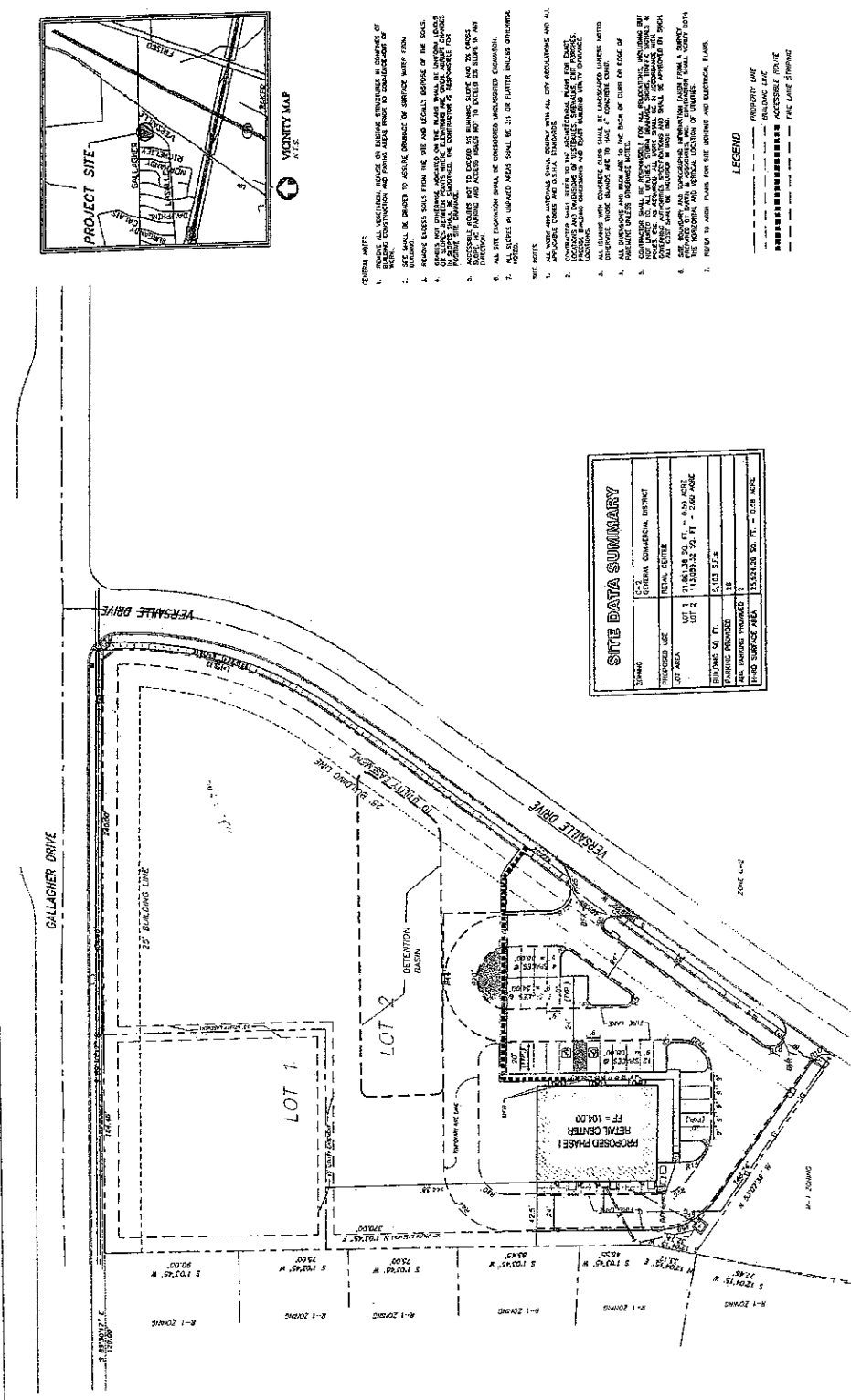
1515 Heritage Dr. #209

McKinney, TX

(972)562-9090

jcobbel@resmckinney.com

SITE PLAN



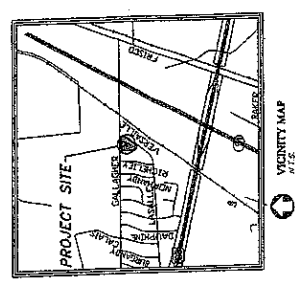
SITE DATA SUMMARY	
TRACT	TRACT 1, 2, 7
PROPOSED USE	RETAIL CENTER
LOT AREA	LOT 1: 118,612.38 SQ. FT. - 0.50 ACRES LOT 2: 113,259.12 SQ. FT. - 0.60 ACRES LOT 7: 5,103.57 SQ. FT.
EXISTING AREA	5,103.57 SQ. FT.
NET PARKING PROVIDED	12
NET SURFACE AREA	13,537.36 SQ. FT. - 0.31 ACRES

SITE & DIMENSIONAL CONTROL PLAN

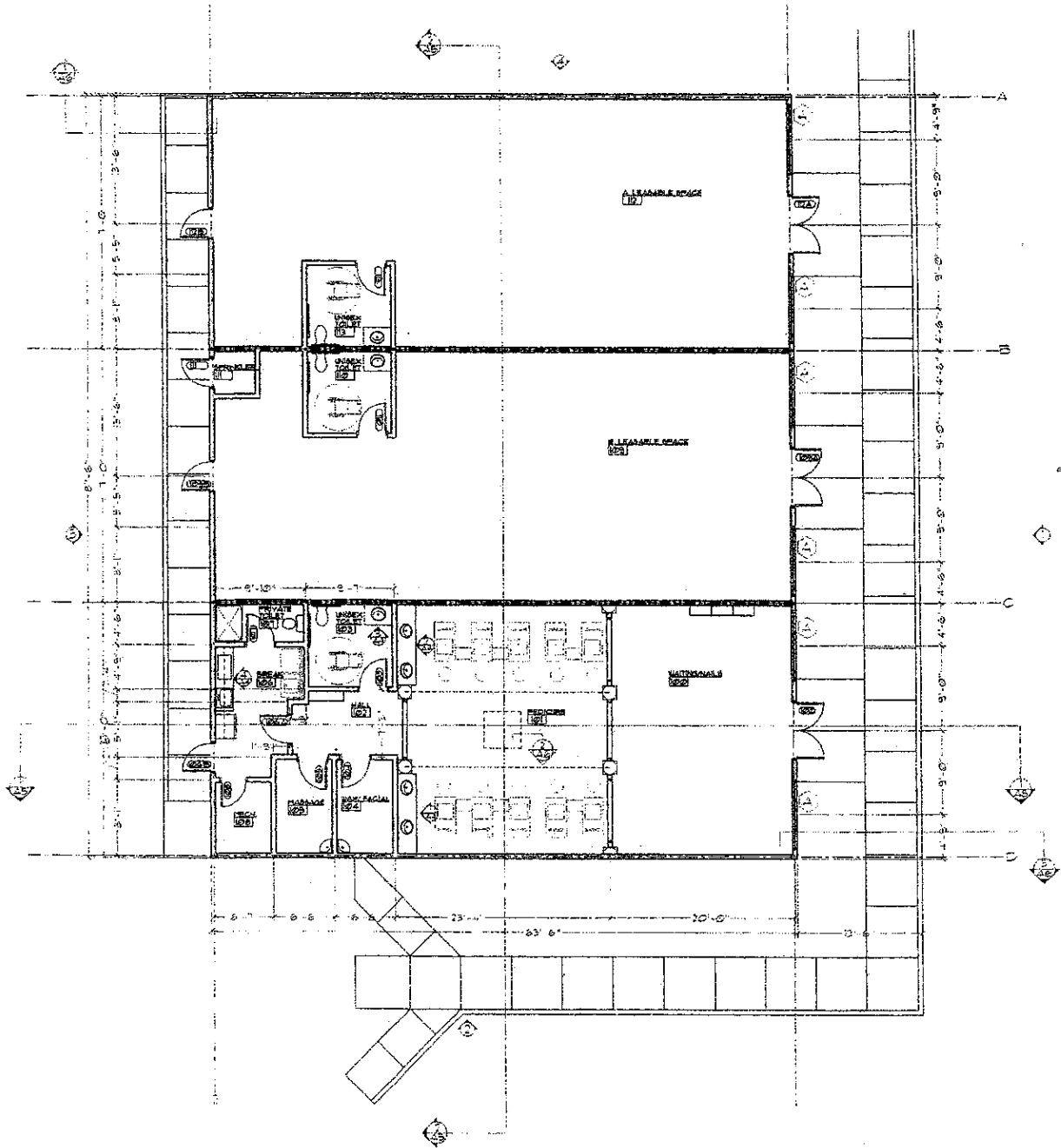


CAUTION: EXISTING UTILITIES IN THIS AREA ARE NOT SHOWN. ANY UTILITIES LOCATED HEREIN ARE THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

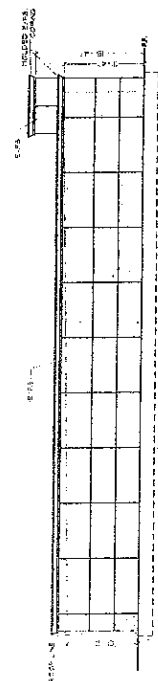
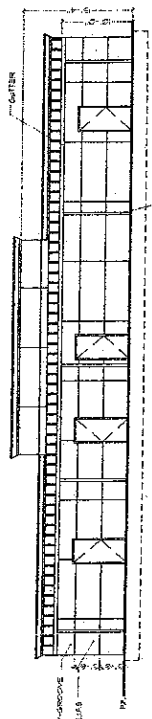
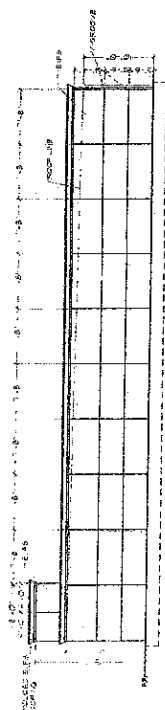
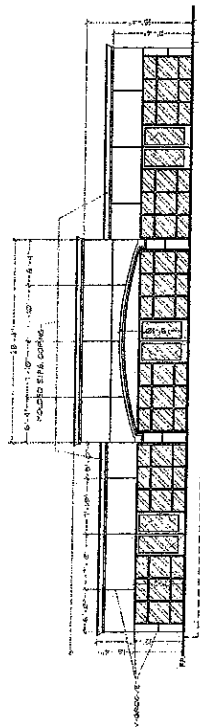
NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
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- GENERAL NOTES:**
1. PROVIDE ALL NECESSARY ERECTIONS IN COMPLIANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE ILLINOIS STATE ENGINEERING ACT.
 2. THE SITE SHALL BE DESIGNED TO AVOID DAMAGE TO SURFACE WATER FROM ANY ADJACENT WATERSHEDS.
 3. PROVIDE ERECTIONS WITHIN THE SITE AND LOCATE THEM WITHIN THE SITE.
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- LEGEND:**
- PROPERTY LINE
 - EXISTING STRUCTURE
 - PROPOSED STRUCTURE
 - ACCESSIBLE DRIVE
 - THE LAND SHOWN



FLOOR PLAN
 SCALE: 1/8" = 1'-0"



BUILDING ELEVATION

RES Real Estate Services
NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner, but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party, and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

This is not a contract.

The real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

RES-Real Estate Services

Real Estate Broker Company

Buyer, Seller, Tenant or Landlord

Date

Real Estate Licensee

Date Buyer, Seller, Tenant or Landlord

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12188, Austin, Texas 78771-2188 or call 512-465-3960.

1996 NTCAR form 15 (1/96)

Single page

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