



GATEWAY VILLAGE

Sherman-Denison MSA

255,000 SF Master Planned Retail Center
Retail, Restaurant & Entertainment Space Available

LIVE

WORK

SHOP

DINE

PLAY



GATEWAY VILLAGE COMMUNITY TRADE AREA



Community Trade Area Population: **125,000+**
Extended Trade Area Population: **239,000**
Sherman-Denison MSA **#6 for fastest growth** in TX



Total employees in Sherman-Denison MSA
62,500



Annual visitors to Lake Texoma
6,000,000



Join HeyDay Entertainment, Starbucks,
Culvers, Urban Air & Hilton Garden Inn



Texoma Medical Center
Regions Largest Hospital
\$50M Expansion



Annual visitors to THF Park
250,000

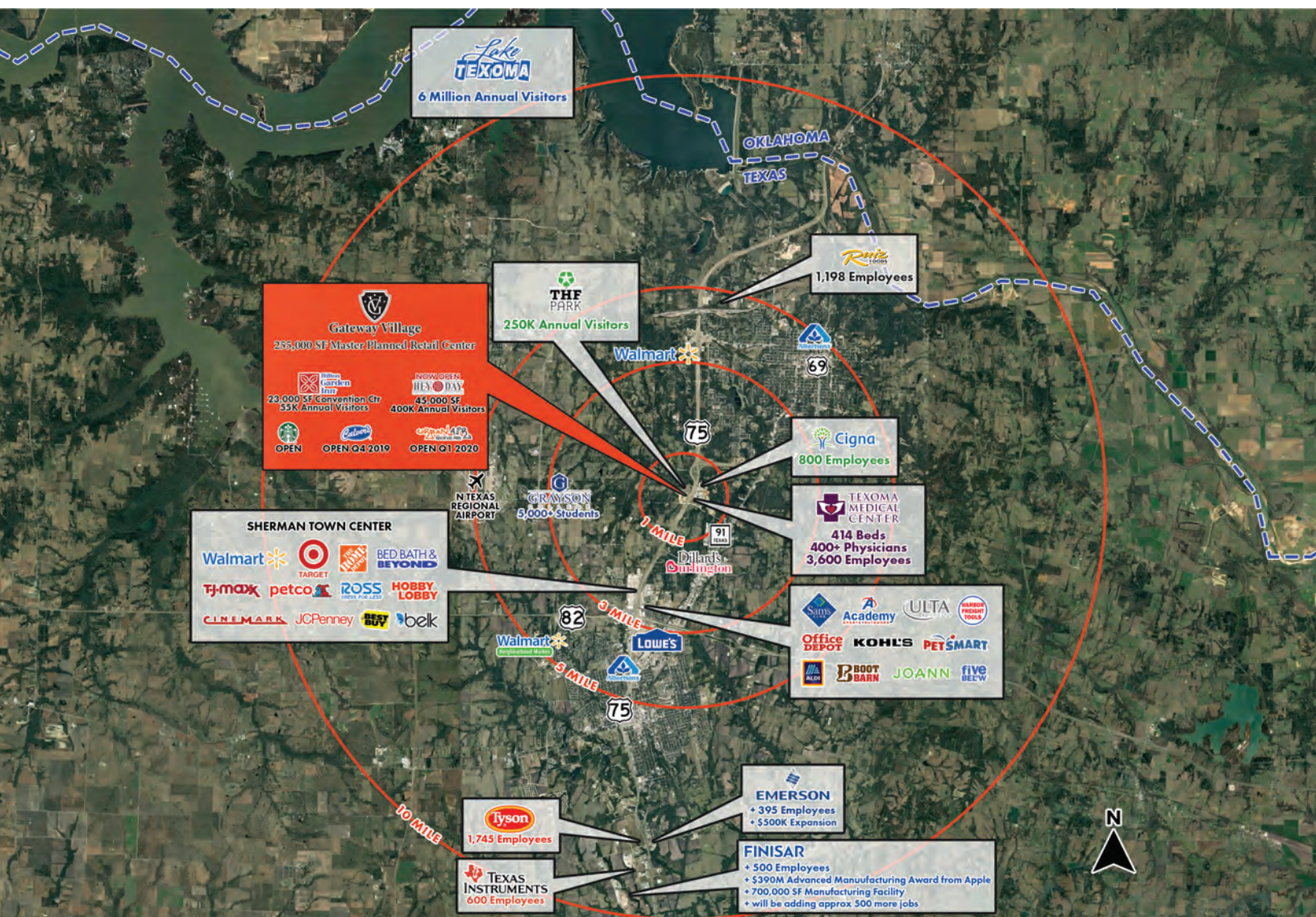


Traffic along US 75 & FM 691
60,000+ vpd



1,129 new homes
being built in primary trade area
prices from **\$230K - \$1.5M**

The mixed-use master plan makes Gateway Village a place where people can do it all—Live, Work, Shop, Dine and Play. Thousands of existing and new residential units— selling from \$230K - \$1.5M—means a growing, year-round customer base. A host of businesses already benefit from the draw of this spectacular location, including: Texoma Medical Center, Cigna, QuikTrip, Starbucks, HeyDay Entertainment, Urban Air, Culver's, Hilton Garden Inn & Convention Center.



US 75 Interchange

- Existing Mainlane
- Proposed Concrete
- Remove Roadway
- Reversed Ramp
- New Ramp (2020)



- 250,000 Visitors Annually
- 5 Multi-Purpose Fields
- 3 Baseball Fields
- 2 Softball Fields
- Walking & Biking Trails
- Outdoor Exercise Stations
- Sand Volleyball Courts
- Playground & Splash Pad

FAWN MEADOW

±1,800 SF
Starting at \$230K

GREENWAY PARKS

±2,200 SF
Starting at \$310K

Saddle Creek

+3,000 SF
Starting at \$1M



GATEWAY VILLAGE

255,000 SF
Master Planned Retail Center
w/ Retail, Restaurant &
Entertainment Space
Available

HeyDay Entertainment



THE RESIDENCE
AT GATEWAY VILLAGE
180 Units Existing
+96 Units Q1, 2020

OPEN Q1 2020
ORANGE 430
ADVENTURE PARK

OPEN
HEX HD DAY
45,000 SF

Hilton Garden Inn
& Convention Center
55,000 Annual Visitors

OPEN Q4 2019
Culver's

OPEN
Starbucks

Cigna
800 Employees

TEXOMA MEDICAL CENTER
414 Beds
400+ Physicians
3,600 Employees

±180 AC
Owned by
Texoma Medical
Center

FUTURE
Cancer Treatment Center
& Medical Offices
Q3 2020

Landmark Bank

8,287 vpd

FUTURE
Hotel
Medical Office

creek

FLOODWAY

Grayson Dr

Grayson Dr



GATEWAY VILLAGE COMMUNITY TRADE AREA

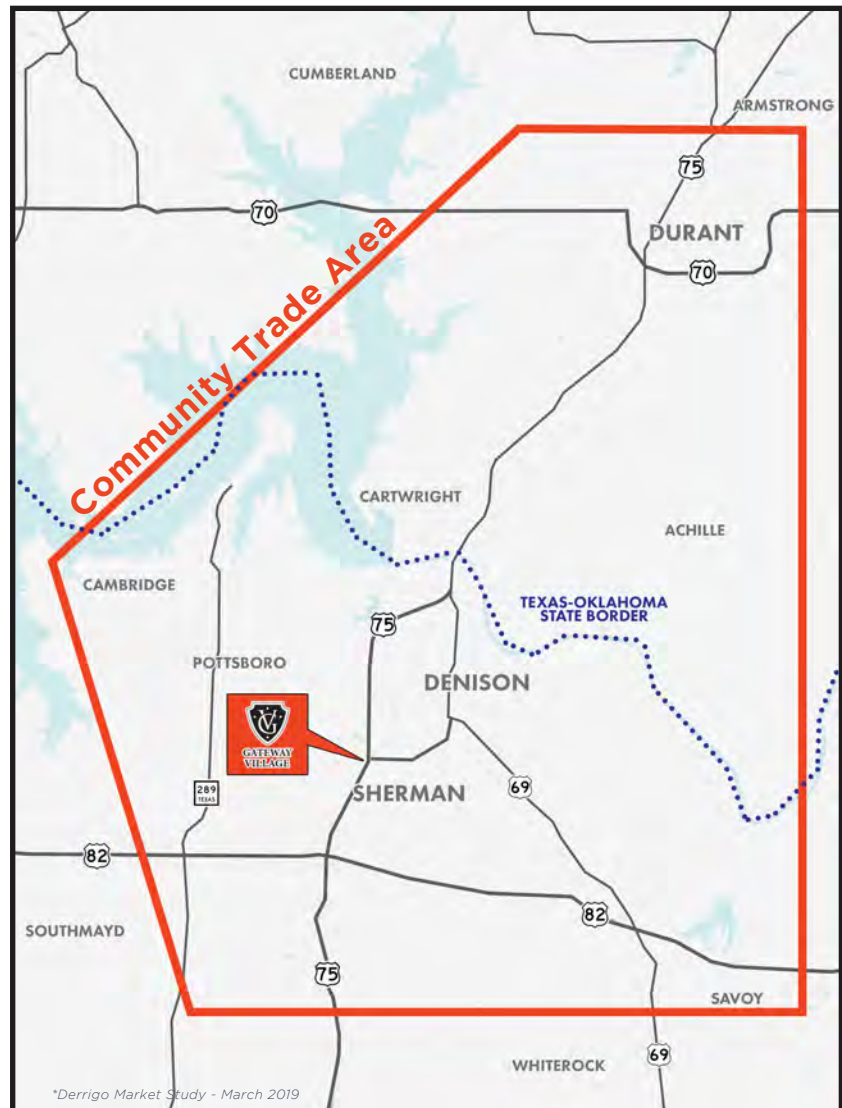
COMMUNITY TRADE AREA DEMOGRAPHICS

Population	125,122
Extended Trade Area Population	267,474
Total Households	50,249
Average Household Income	\$67,336
Associate's Degree & Higher	30.4%
Total Employees	62,500

*Derrigo Market Study - March 2019

TOP 10 MAJOR EMPLOYERS

Texoma Medical Center	3,600 employees
Tyson Fresh Meats	1,745 employees
Ruiz Foods	1,198 employees
Sherman ISD	1,091 employees
Walmart/Sam's Club	900 employees
CIGNA	800 employees
Wilson Jones Regional Health Sys	792 employees
Denison ISD	680 employees
Texas Instruments	600 employees
Finisar	500 employees



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