

Common ground

300,000-square-foot shopping center coming to Sherman in spring 2006

HERALD DEMOCRAT

Commerce in Texoma is about to pick up even more, as The Woodmont Company has completed the purchase of approximately 40 acres at the northeast quadrant of Loy Lake and U.S. Highway 75 in Sherman.

Known as Sherman Commons, the shopping center will be

approximately 300,000 square feet, according to Woodmont CEO Stephen Coslik, who reported in a press release late Friday that construction will start by October. Opening is slated for spring 2006.

There were four sellers of the land, according to Coslik. TPJ Properties, Ltd. was represented by The Jefflynn Company and ETC Realtors; Ganapathy, Ltd. was handled by James M. Brown Partners, Kinza Group,

Mangrum Commercial and Lee Terrell Real Estate. The other two sellers of the land were Mrs. Beatrice S. Mathis and Lamar C. Jackson. The Woodmont team of Jim Weir and Greg Rabin represented the purchaser.

According to Coslik, among the tenants interested in this high-growth area are Academy Sports & Outdoors, Conn's Electronics and PETSMART.

"We expect there will be incredible activity. There is a

lot of enthusiasm for the area," he stated in the press release. Woodmont will handle the leasing for Sherman Commons. Hershman Associates is the architect for the project.

Scott Smathers of the Denison Development Alliance said, from economic point of view, the people of Grayson County will have even greater choices for shopping so, some of the leakage

See **SHERMAN**, Page A3

There is a lot of enthusiasm for the area.

— **Stephen Coslik,**
Woodmont CEO

SHERMAN

from Page A1

will stop going to places like Dallas.

Across the highway from the Sherman Commons is Sherman Town Center being developed by New Quest Properties. New Quest previously announced that an Academy sporting goods store will be located in Sherman Town Center. An announcement of such is listed on the New Quest Web site and Sherman Planning and Zoning Commission approved in February the site plan for the store to be constructed in Phase II of Sherman Town Center.

A large Woodmont sign at the new project site states, "Power Center Coming Soon. Join Academy and other national tenants ..." However, the Sherman project is not yet listed on the Woodmont Web site. Efforts to reach both Woodmont and New Quest officials by telephone on Saturday were unsuccessful.

The Woodmont Company is a privately held real estate firm that, for more than 25 years, has served clients across the United States. With more than 100 real estate professionals and offices in Dallas, Fort Worth and Houston, the Woodmont Company specializes in development, investment, management and brokerage of retail, office, industrial and land from coast to coast.

The nearest Woodmont-developed shopping center to Grayson County currently in operation is Lakepointe Crossing in Lewisville. That site, located just west of State Highway 121 and fronted by Interstate 35E, includes Best Buy and Garden Ridge stores.