



19.3 - 51.52 ACRES

For sale:
SWQ Meadowlake Ln &
Lamberth Rd
Sherman, TX 75092

VENTURE

NATALIA SINGER
NSINGER@VENTUREDFW.COM

CHRIS FLESNER
CFLESNER@VENTUREDFW.COM

JARED JOWDY
JJOWDY@VENTUREDFW.COM

Metrics

SWQ Meadowlake Ln & Lamberth Rd
Sherman, Texas 75092

Location

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Sherman, Texas 75092

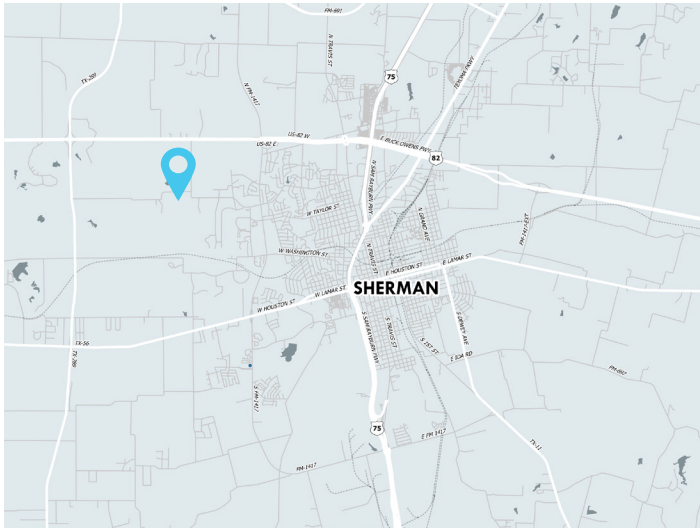
Size

19.3 - 51.52 Acres

Traffic Counts

Heritage Pkwy
12,808 VPD

Hwy 82
29,025 VPD



Property Highlights

1. Located on Meadowlake Ln east of Hwy 289 and south of Hwy 82
2. Situated in Sherman ETJ
3. Zoning: Agriculture
4. Sherman, dubbed 'Silicon Prairie' has had more than \$45 billion funneled into commercial, industrial, and high-tech growth, transforming the region into a major advanced manufacturing center

2026 Demographic Summary

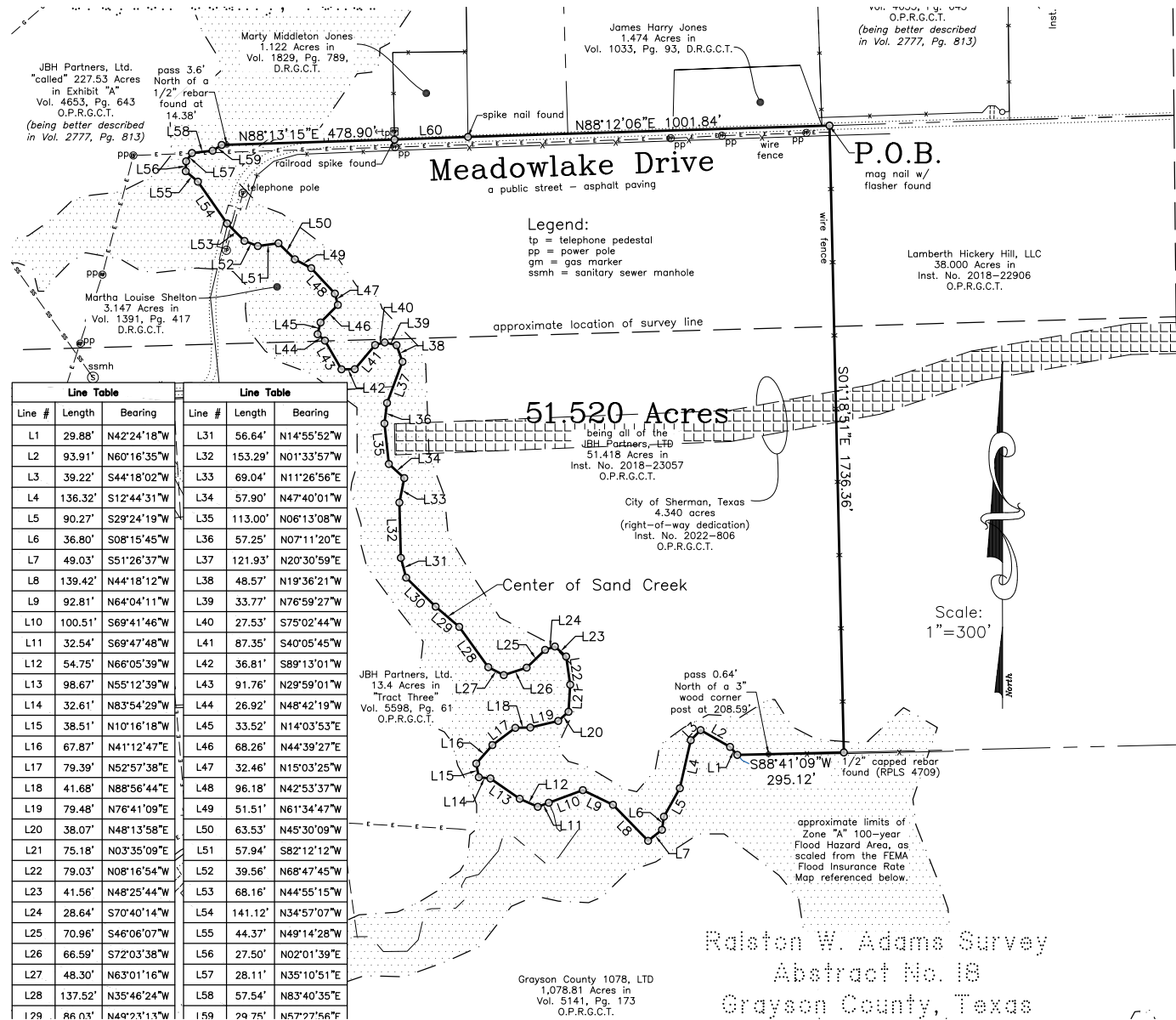
	1 MILE	3 MILES	5 MILES
EST. POPULATION	1,170	19,511	47,721
EST. DAYTIME POPULATION	94	4,803	21,180
EST. AVG. HH INCOME	\$155,141	\$106,376	91,187

Area Attractions



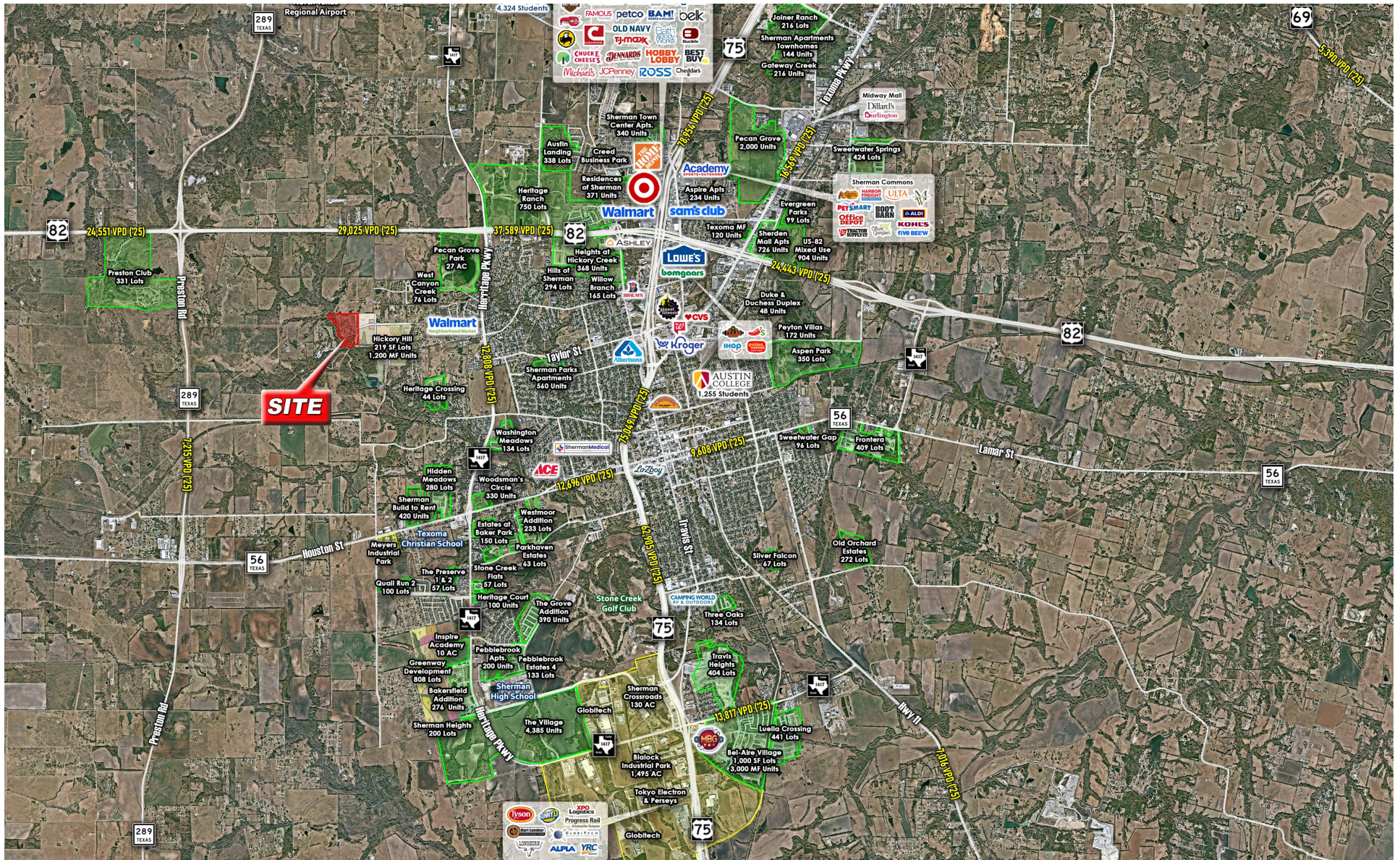
Survey

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Aerial

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lake Ln &
Lamberth Rd
Sherman, Texas
75092

Natalia Singer
Senior Vice President
nsinger@venturedfw.com

Chris Flesner
Senior Vice President
cflesner@venturedfw.com

Jared Jowdy
Assistant Vice President
jjowdy@venturedfw.com

(214) 378-1212

www.VentureDFW.com

8235 Douglas Ave
Suite 720
Dallas, Texas 75225

VENTURE

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 - 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.

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Venture Commercial Real Estate, LLC.
Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

476641
License No.

info@venturedfw.com
Email

214-378-1212
Phone

Michael E. Geisler
Designated Broker of Firm

350982
License No.

mgeisler@venturedfw.com
Email

214-378-1212
Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Natalia Singer
Sales Agent/Associate's Name

617025
License No.

nsinger@venturedfw.com
Email

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Email

Phone

Chris Flesner
Sales Agent/Associate's Name

593054
License No.

cflesner@venturedfw.com
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Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Jared Jowdy
Sales Agent/Associate's Name

803136
License No.

jjowdy@venturedfw.com
Email

214-378-1212
Phone

Buyer/Tenant/Seller/Landlord Initials

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