SOCIAL LIVING
REAL ESTATE

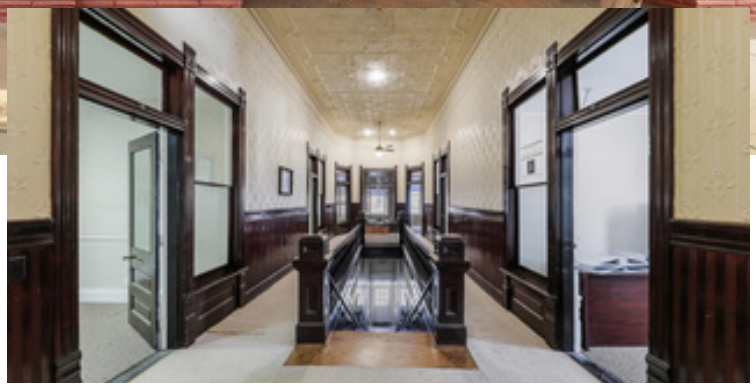
109-111 N. Travis St.
Sherman, TX 75090

For Lease
3,000± to 12,000± SF
Call for Rates



Building Overview

The Fallon Building, c. 1885
Lease by floor, by storefront or the whole building



Historic downtown Sherman, steps from the Grayson County Courthouse



Built around 1885 as Richard Walsh's Q.T. Saloon, the Fallon Building at 109-111 N. Travis is a two-story downtown landmark steps from the Grayson County Courthouse, with space for lease on both levels. Upstairs, about 6,000 SF of finished offices is ready for immediate occupancy by a single tenant, with a private street entry, grand staircase, 100-foot hall with dark wood wainscoting and about 13 private offices.

Downstairs, about 6,000 SF of storefront shell, divisible into two 3,000 SF spaces, shows off original pressed-tin ceilings, cast-iron columns, wood floors and exposed brick, ready for a restaurant, boutique, showroom or office.

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- About 13 private offices
- Grand staircase entry
- 100-ft wood-paneled hall
- Break room and storage
- Two restrooms upstairs
- Pressed-tin ceilings
- Zoned C-1
- 2 rear spots + street parking
- Steps from the courthouse
- Upstairs 111A: 6,000± SF, Immediate Occupancy
- Storefronts 109 & 111: 3,000± SF Shell Each
- Recessed Storefronts with Display Windows
- Three Street Entrances
- Lease Separately or Combined
- Texas Cultural District

- 3,000± to 12,000± SF | Call for Rates



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UPPER LEVEL | 111A | 6,000± SF Finished Offices



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

GROUND LEVEL | 109 & 111 | 3,000± SF Shell Each





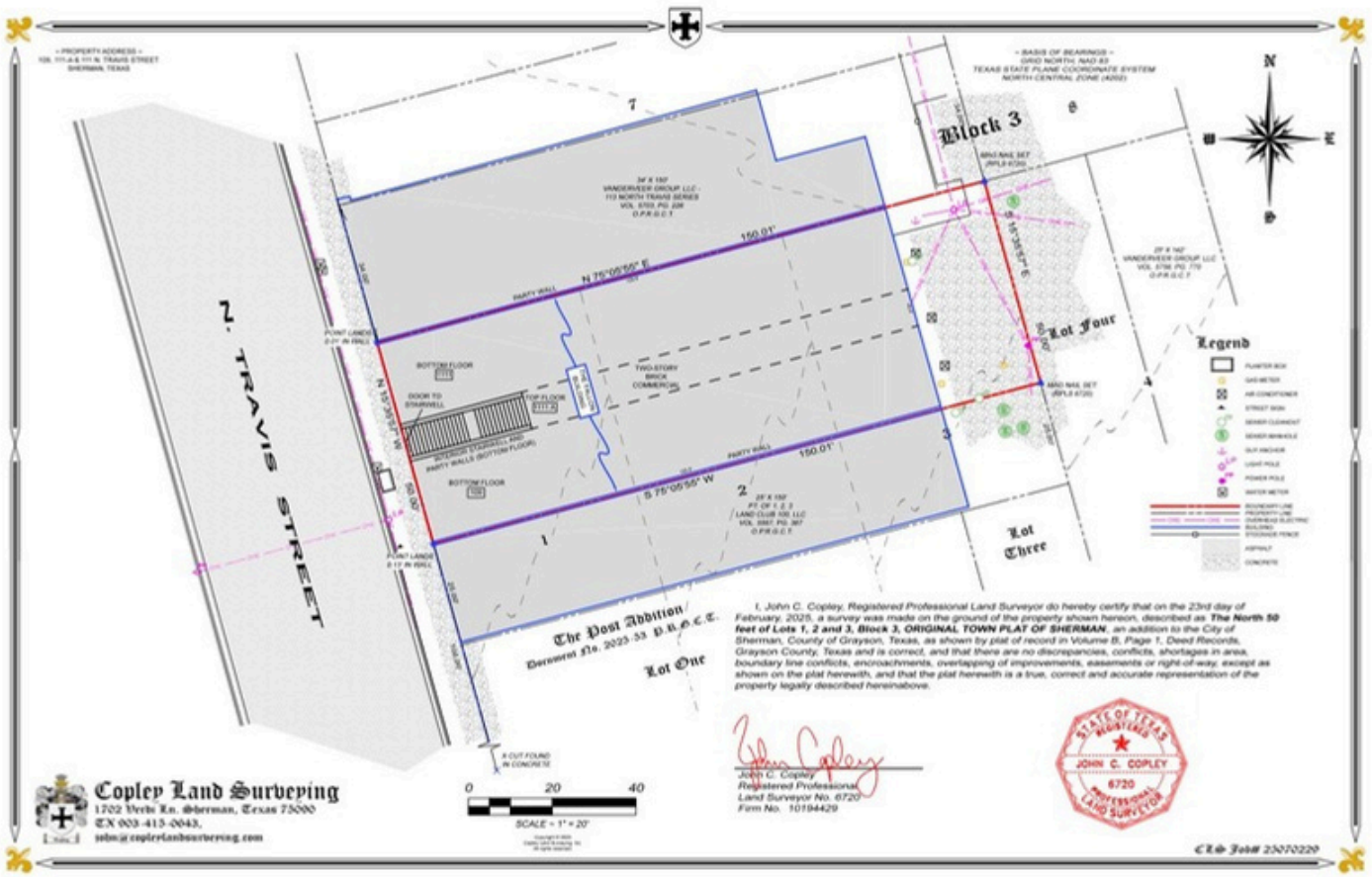


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Property Survey

Boundary survey by Copley Land Surveying, February 2025





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LOCATION



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Upstairs











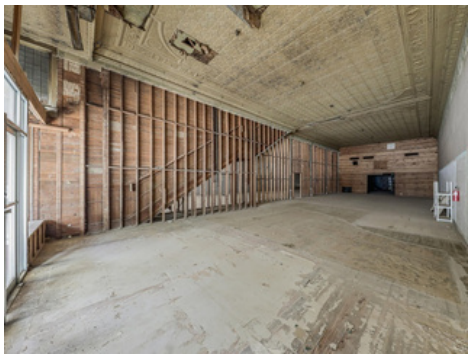





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Downstairs













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2-10-2025

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. **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.**

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.

Social Living Real Estate Boutique	**9003284**	**Info@SocialLivingRE.com**	**(214)945-1970**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Janet Clark-Sela	**0476532**	**janet@sociallivingre.com**	**(214)945-1970**
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Janet Clark-Sela	**0476532**	**janet@SocialLivingRE.com**	**(214)945-1970**
Sales Agent/Associate's Name	License No.	Email	Phone

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

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

IABS 1-1



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