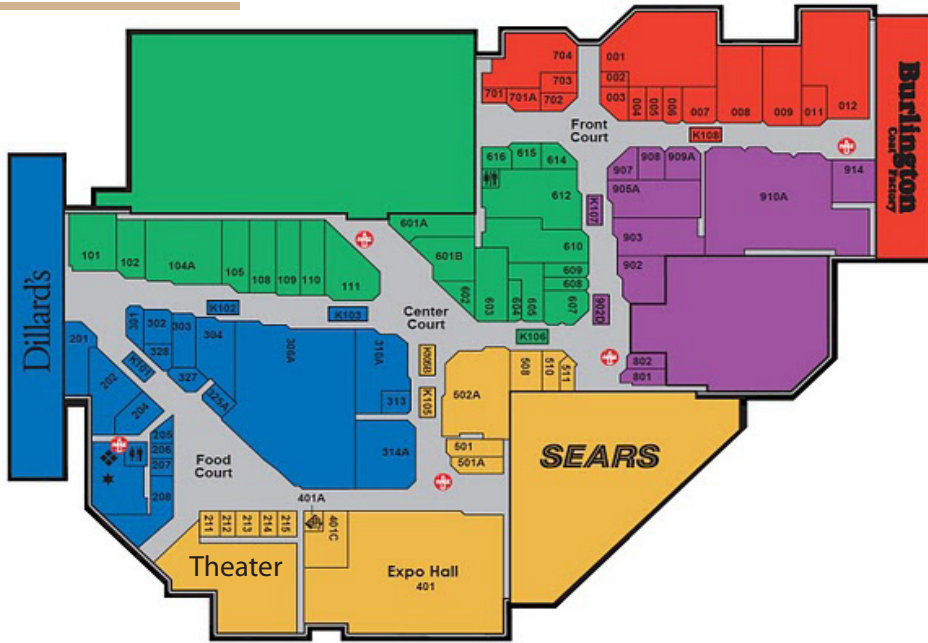


Site Plan



List of Tenants

3D Entertainment.....	903-891-1121	McKenzie's A Cut Above.....	903-893-1810
American Eagle.....	903-813-1761	Midway Theaters.....	903-892-1388
Aria Bridal & Tuxedo.....	903-893-6633	Miss Mango.....	903-870-1485
Bath & Body Works.....	903-892-6461	Nail Works.....	903-893-8228
Buckle.....	903-891-3215	Photo Magic Studio.....	903-327-3222
Burlington Coat Factory.....	903-868-0106	Sears-Anchor.....	903-870-2200
Candy N Lots.....	903-868-0115	Smart Shopper.....	903-891-9875
Dillard's.....	903-868-1065	Sunglass Hut.....	903-892-0428
D Master Jewelers.....	972-310-4413	Taps Bus.....	800-256-0911
Finish Line.....	903-868-1504	Taz Jewelers.....	903-892-9042
General Nutrition Center.....	903-892-0511	The Art of Threading.....	
JAKS.....	903-893-5758	The Secret Door.....	903-771-1252
Journey's.....	903-892-1134	Victoria's Secret.....	903-891-0057
Jump 'N Land.....	903-893-4350	Blossom & Buds Fluff'n Stuff.....	903-421-6189
Little Shogun.....	903-891-3600	Wireless N More.....	903-868-3846

Attention Business Owners:
 Event & Conference Space Available
 at reasonable rates!
 Call us at 903-892-1388



**4800 Texoma Parkway
Sherman, Texas 75090**

At a Glance

- The Midway Mall is a 606,494 square foot indoor shopping center well located on Texoma Parkway (State Highway 91)
- Current Tenants include: Taps Bus , Midway Theatre's, The Buckle, Victoria's Secret, Bath & Body Works, American Eagle and many others.
- Area Colleges: Midway Mall is located 3.4 miles from Austin College, a 70-acre nationally recognized, liberal arts & sciences institution with over 1,300 students.
- Experience the largest Conference center in Sherman Texas. The Expo Hall at Midway Mall designated for conferences, meetings, events, planning sessions and executive education.
- Visible, accessible location: Midway Mall enjoys a highly visible and accessible location situated on Texoma Parkway off State Highway 91. Midway Mall is centrally located, between the cities Sherman and Denison, and only a half hour from Durant, Oklahoma, as well as the booming Spruwellburg of McKinney. Midway Mall is also adjacent to US 75, a major north-south freeway connecting Dallas and it's suburbs to Oklahoma and points north.
- Successful anchor tenants: Midway Mall's three anchor tenants: Burlington Coat Factory, Dillard's & Sears are national and regional anchor stores which have enjoyed great successes in regional malls.
- New Developments: Midway Theatres has recently renovated and Redeveloped the Old Cinemark Movies 5 building into a Dine-In Movie Theater. TAPS Bus has opened a Park & Ride facility to accommodate up to 300 cars daily. In addition they have constructed A terminal with extensive seating, passenger information on large screens, Mobile charging station to accommodate their passengers in route.
- Excellent Market Fundamental: Midway Mall is the only Enclosed major shopping mall between Dallas and Oklahoma And it shares a shopping experience for a population of 1,622,874 within a 50 mile radius.

Statistics & Demographics

Property Data

Opening Date.....	1986
Site.....	59 acres
Parking.....	3,451 spaces
Total Stores.....	42
Levels.....	1

Leasable Area

Shopping Center.....	606,494 s.f.
Square Footage Available.....	486 s.f. - 86,000 s.f.
Anchors (Total).....	5
Burlington Coat Factory.....	62,250 s.f.
Dillards.....	72,800 s.f.
Sears.....	73,878 s.f.
Available Anchor.....	86,000 s.f.
Available Anchor.....	30,462 s.f.

Trade Area

Population (20 mile radius).....	130,391
(50 mile radius).....	1,622,624
Total Households (Sherman & Denison).....	45,011
Total Household Income (5 mile radius).....	\$65,472
(50 mile radius).....	\$100,272
Median Age.....	34

Director of Leasing
David Pinter

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Executive Director
Charles Pinter
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