

Texoma Medical & Professional Office Park



Sale or Lease

2416 Swamy Drive
Sherman, TX 75090

ROCKHILL
COMMERCIAL REAL ESTATE

TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com

Property Overview

Property Summary

4 Buildings Total (7,350 SF & 7,700 SF) | Available 1,838 SF to 7,350 SF

Conveniently located adjacent to I75, with an average daily vehicle count of over 55,000.

Buildings are positioned with excellent accessibility and visibility.

Building and monument signage.

Adjacent to Texoma Medical Center with 3,000 medical professionals, 550-plus active, consulting physicians on staff, and close to 100 volunteers.

Superior construction, timeless stucco, double entrance doors, metal awnings, and steel roof decking

In 2025, Sherman will open the largest economic development project in Texas history. Texas Instrument's \$30 billion dollar project brings 3,000 new jobs to the chip manufacturing factory.

Property Profile

Purchase Price

\$340/SF

Lease Rate

\$33/SF - \$36/SF + NNN

Lease Term

5 to 10 years

Condition

Shell

Estimated NNN

\$8.50/SF

Parking Ratio

5:1,000/SF

Allowed Use

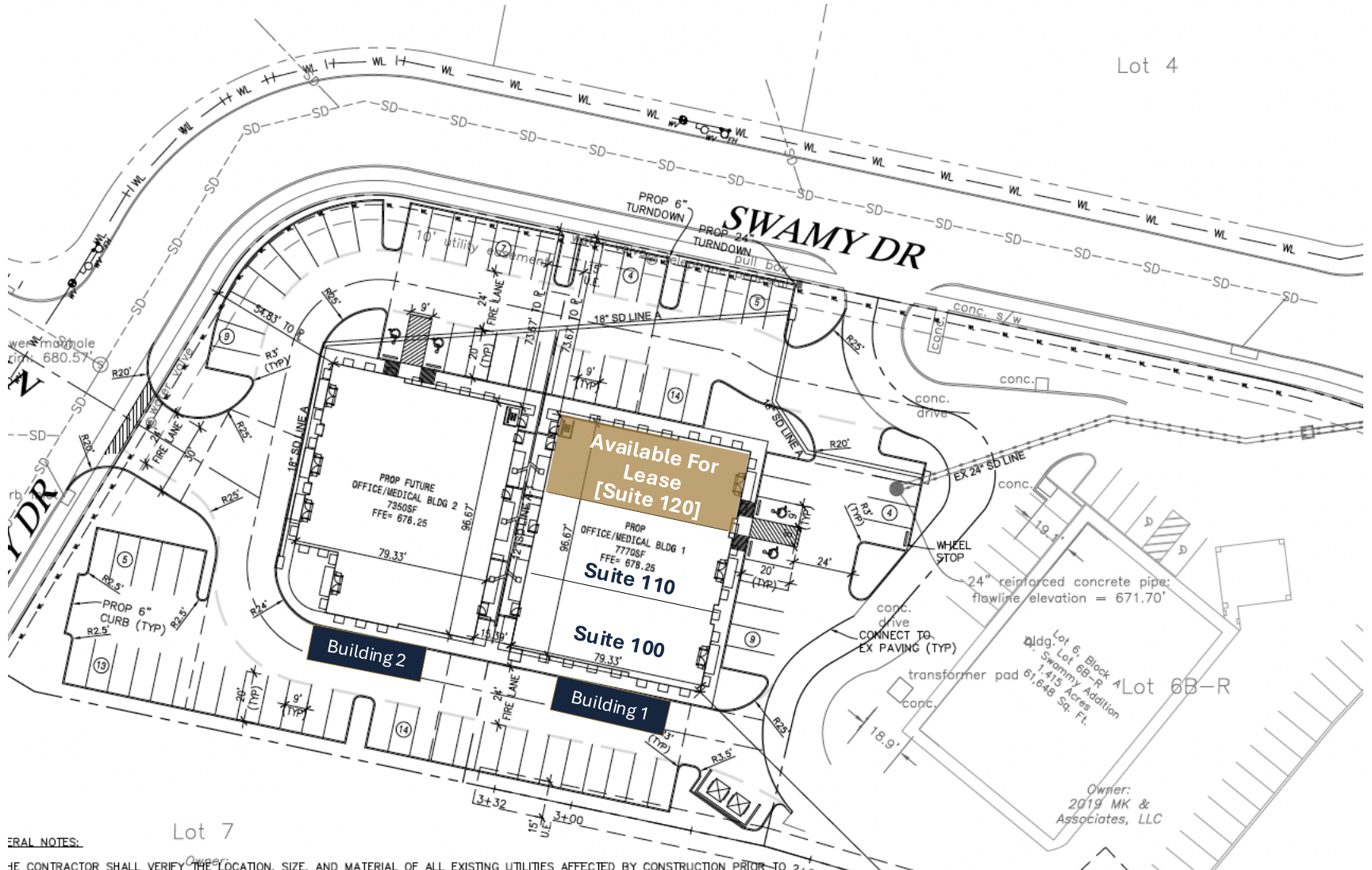
Medical and Professional
Office



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Site Plan



GENERAL NOTES:

THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND MATERIAL OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION PRIOR TO 2+00

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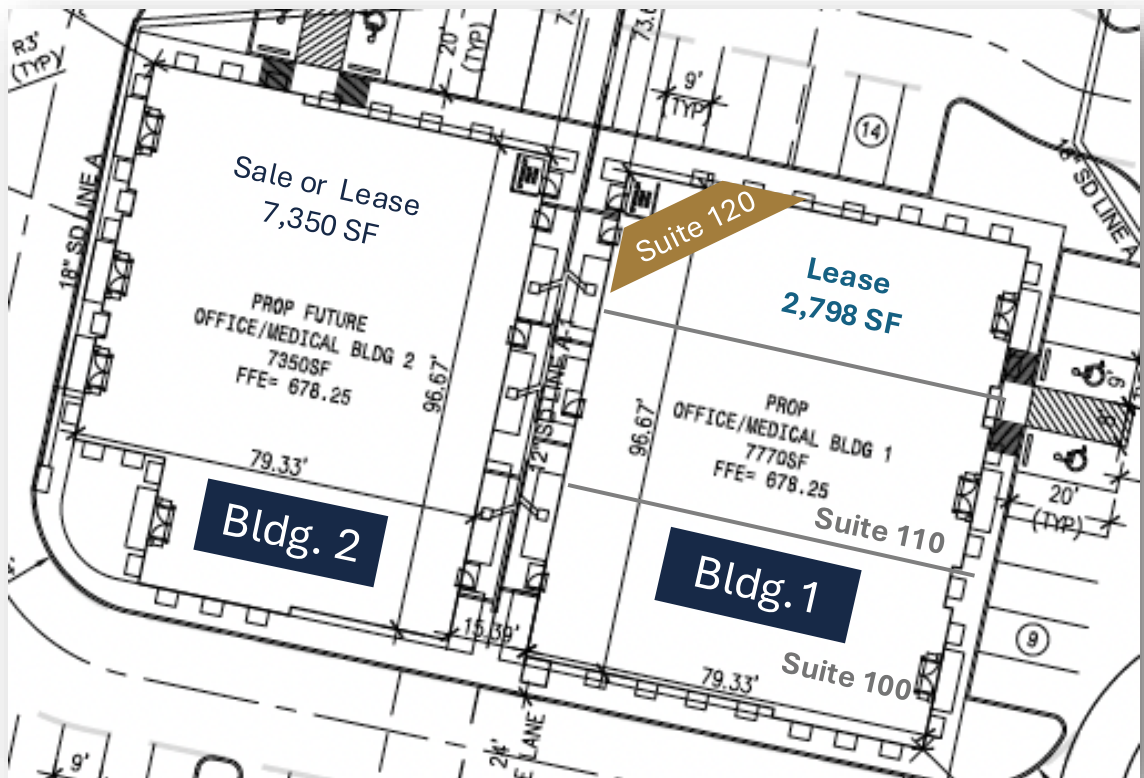
TEXOMA OFFICE PARK
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Availability

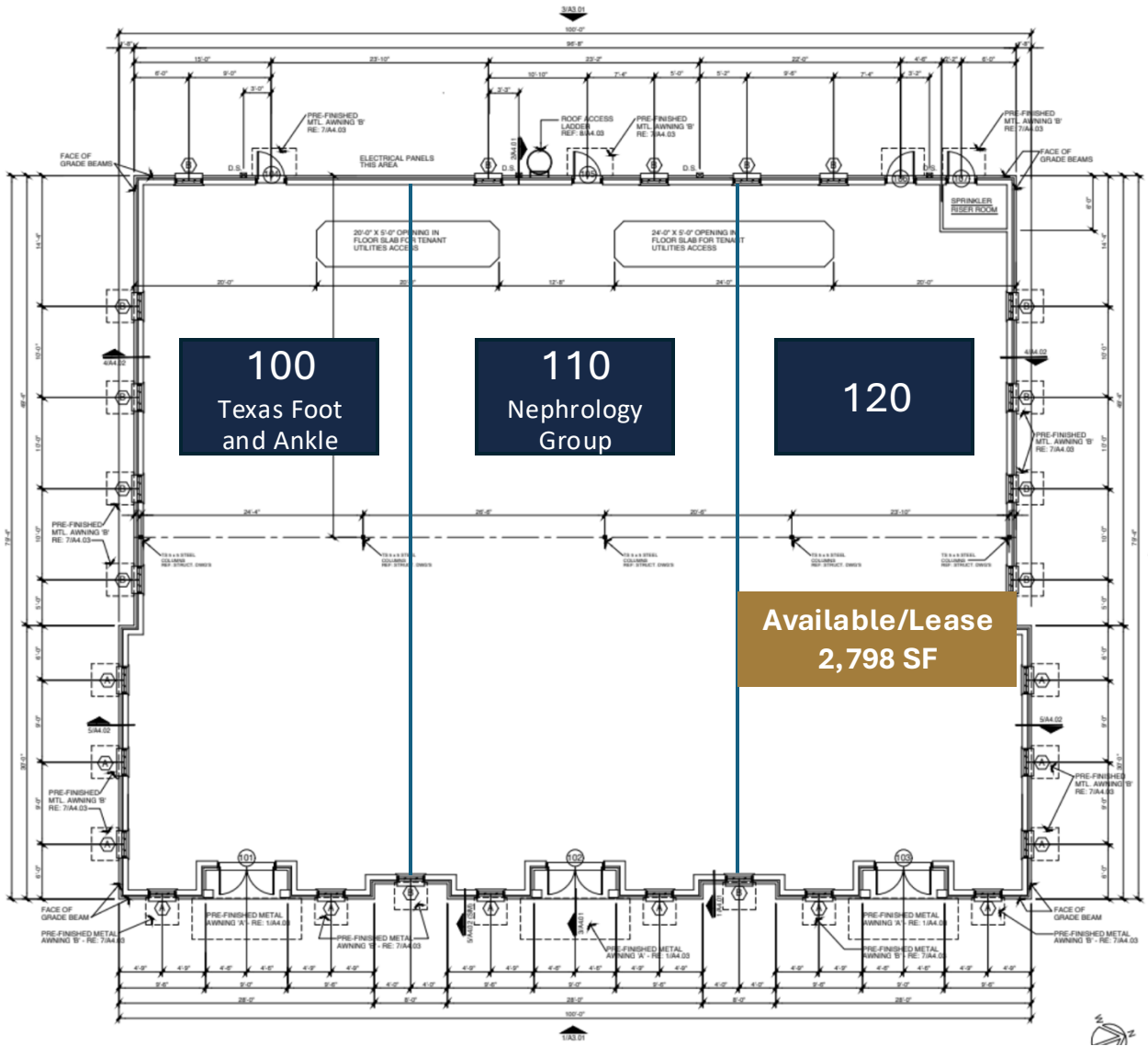
- **Building 1:**
 - 7,770 SF Total
 - Suite 100 Texas Foot and Ankle
 - Suite 110 Nephrology Group
 - **Suite 120 2,798 SF**
 - Available/Lease
 - Shell with Tenant Improvement Allowance or Build-To-Suit
- **Building 2:**
 - 7,350 SF Total
 - 1,838 SF up to 7,350 SF
 - 4 Suites with 1,838 SF
- **Building 3:**
 - Estimated Delivery 2026
- **Building 4:**
 - Estimated Delivery 2026

Sale or Lease

- Purchase Price: \$340/SF Shell
- Lease Rate: \$33/SF - \$36/SF + NNN



Building 1 Plan



R TONYA LABARBERA
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Aerial



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Demographics | Traffic



Demographics

	1 MI	3 MI	5 MI
2024 Population	1,488	16,555	58,029
2024 Households	618	6,821	22,602
Medium Age	44	41	38
Medium HH Income	\$66,324	\$66,025	\$56,944
Population Growth 2024-2029	16.20%	14.53%	14.06%
Household Growth 2024-2029	21.5%	23.1%	22.5%
Medium Home Value	\$244,482	\$227,452	\$178,157



Average Daily Traffic

	Traffic Count	Miles From Subject
US Hwy 75 / Spur 503	55,330	.46

Sherman News

Posted on: May 20, 2022

Texas Instruments breaks ground on \$30 billion, 3,000 job chip factory

CRAIG INTERNATIONAL CLOSES ON LAND FOR \$6B PRESTON HARBOR PROJECT

ALL TOPICS | JANUARY 19, 2024 | AUTHOR: THE EDITORS

Craig International announced today their new partnership, Waterfall Development LP, has officially closed on 3,114 acres for the Preston Harbor master-planned community located on Lake Texoma, about 75 miles north of Dallas in Denison, Texas. The project, which is estimated to have a \$6 billion ad valorem on build out, will include approximately 7,500 homes, including luxury single-family, active adult, and multifamily, a resort hotel, retail, restaurants, and an upscale marina.

BUSINESS

\$2B community along Texas-Oklahoma border to be anchored by Hard Rock Hotel

Hard Rock Hotel is the first hotel flag for a 2,700-acre mixed-use community along the Texas-Oklahoma border.



U.S. News & World Report Names Texoma Medical Center a High Performing Hospital for Kidney Failure, Heart Failure, COPD, Diabetes, and Stroke







INFORMATION ABOUT BROKERAGE SERVICES

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.

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.

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.

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.

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.

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.

<u>Licensed Broker/Broker Firm Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Rockhill Commercial Real Estate			
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Ryan Griffin	582592	rgriffin@rockhillinvestments.com	(214) 975-0842
<u>License Broker Agent</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Tonya LaBarbera	678307	tonya@rockhillcre.com	(469) 323-2615
<u>Buyer/Tenant/Seller/Landlord Initials</u>			<u>Date</u>

