

**AVISON
YOUNG**

300 N Highland Avenue

Sherman, TX 75092



FOR SALE



Property highlights

- 5-story Medical Office Building that is adjacent to Wilson N Jones Regional Medical Center
- 300 N Highland is 51% leased and 9.3% occupied
- Flexibility for potential uses
- Located 40 miles North of Dallas/Fort Worth, Sherman is easily accessible via US-75 and I-82
- Sherman was ranked “#20 Best Small Cities to Live in U.S.” by WALLETHUB in 2022 and supports a healthy business climate built on manufacturing
- High quality rail service, industrial parks with infrastructure in place, low city tax rate and award-winning schools in Sherman

Asset profile



300 N Highland Avenue
Sherman, TX 75092



133,419 rsf
3.168 acres, GL



3.5 year WALT

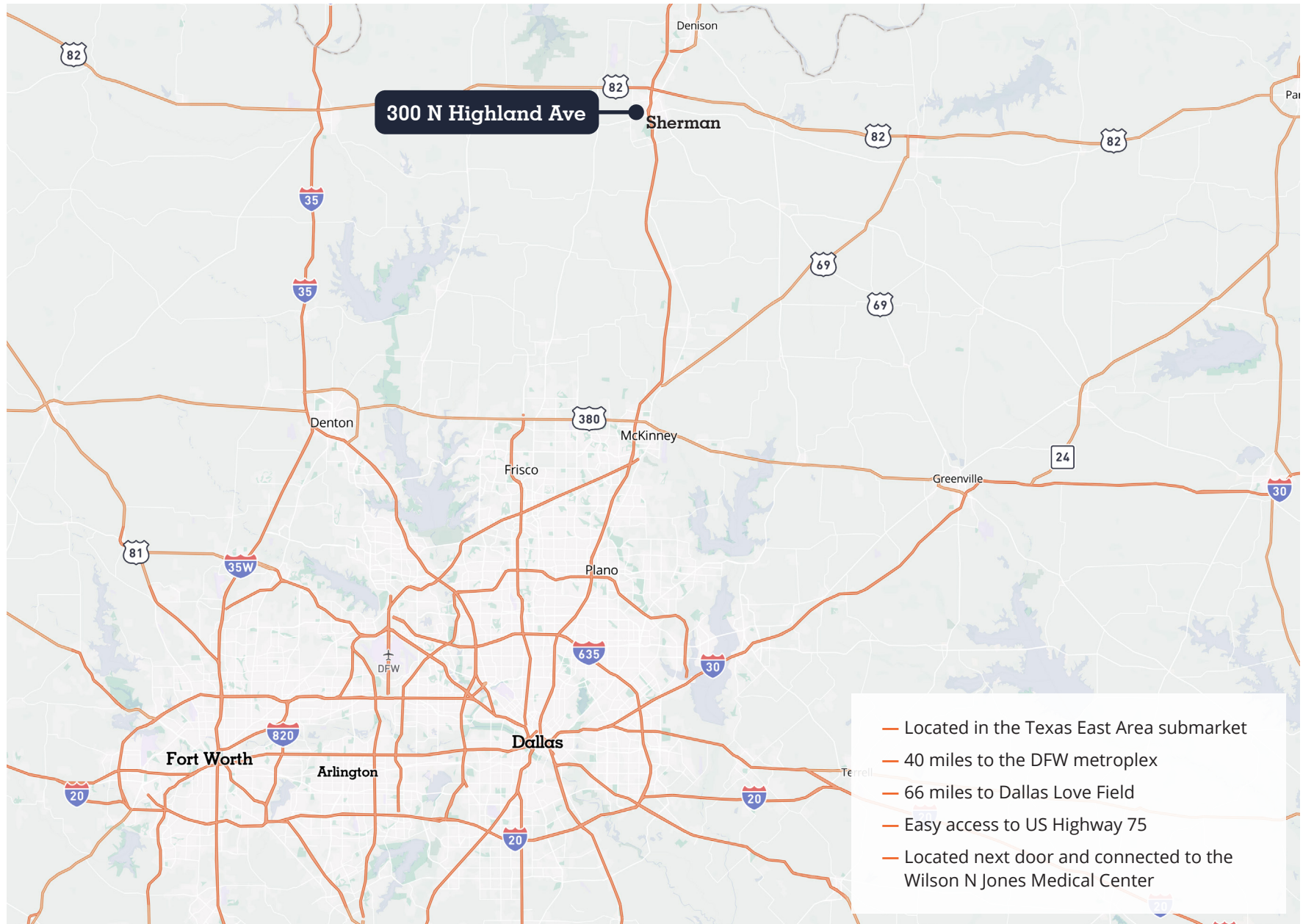


Commercial office
zoned

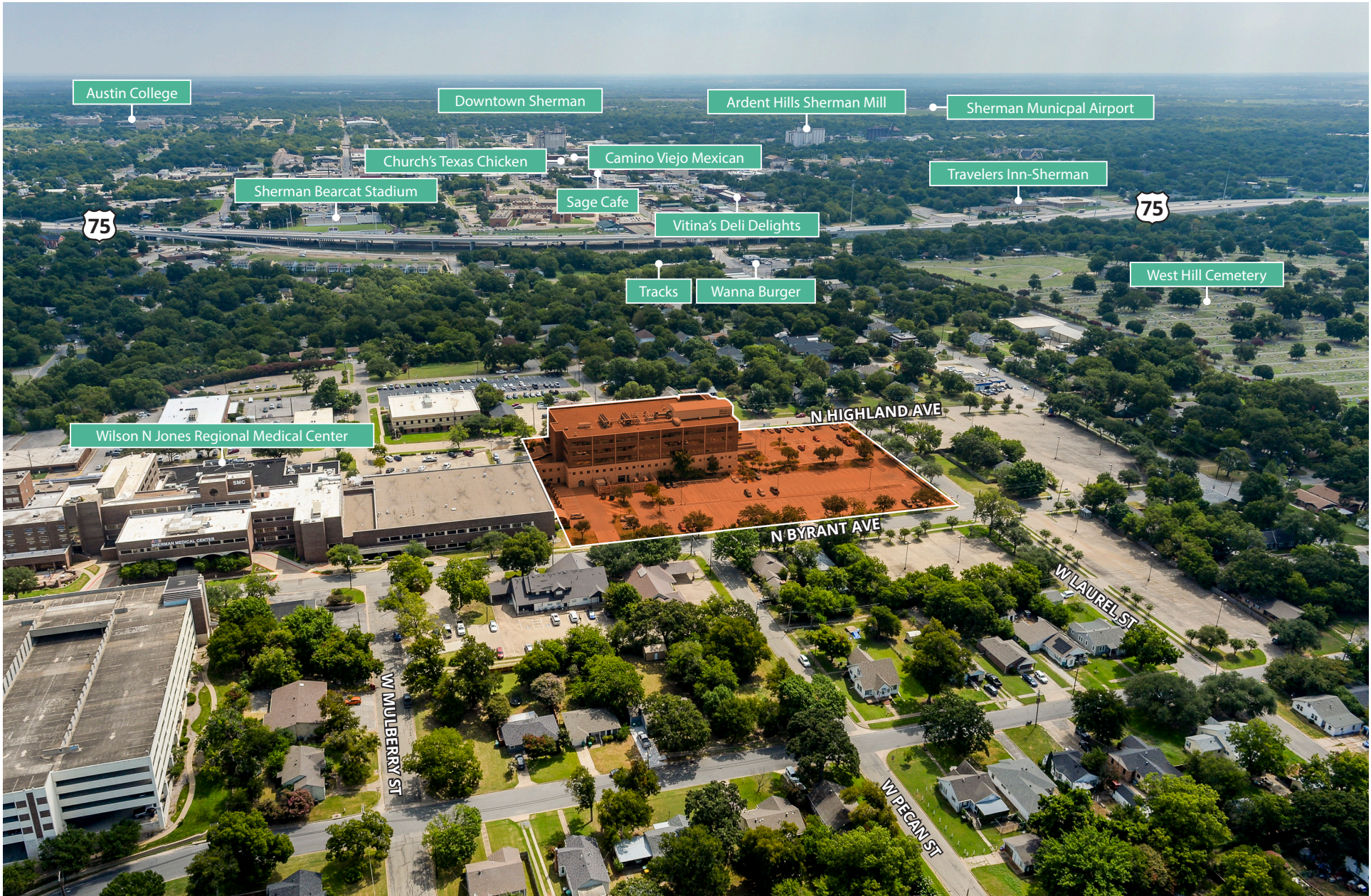


2003
Year built

Property location



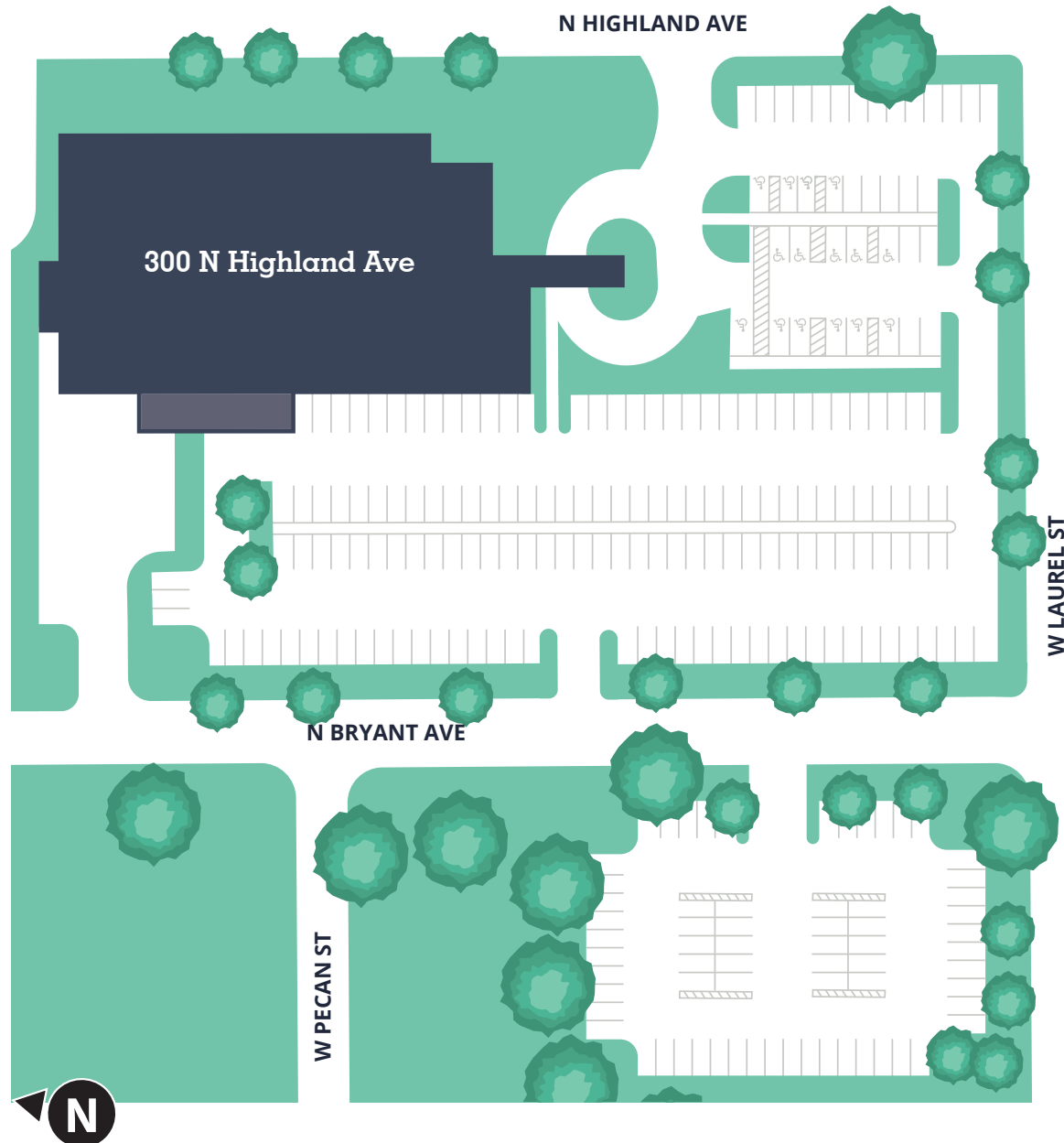
Area amenities



Gallery



Site plan





Get more information

If you would like more information on this offering, please get in touch.



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