
PrestonBend

REAL ESTATE

FOR LEASE

2700 Texoma Pkwy, Sherman, Texas



OVERVIEW

- Total Building Size: 12,839 SF
- Available SF: 1,462 SF
- Lease Rate: \$18.00/NNN
- Lot Size: 0.98 AC
- Pylon Sign
- Signalized Intersection
- Dedicated Turn Lane
- Busy Corner of Texoma Pkwy & Hwy 82
- Across from planned 31 acre multi-family development

PROPERTY DETAILS

Just One Suite Available in this Busy Strip Center in booming Sherman, TX. This suite was remodeled in 2020 with brand new electrical, plumbing, and HVAC. It is located on a busy, signalized intersection at the corner of Texoma Parkway and Hwy 82 and directly across from a scheduled 31 acre multi-family development that will include pad sites for restaurants and businesses. With over \$35 billion in private tech investment under construction, including expansions at Texas Instruments and GlobiTech, Sherman is an excellent place for growing your business. Contact Broker for a showing!



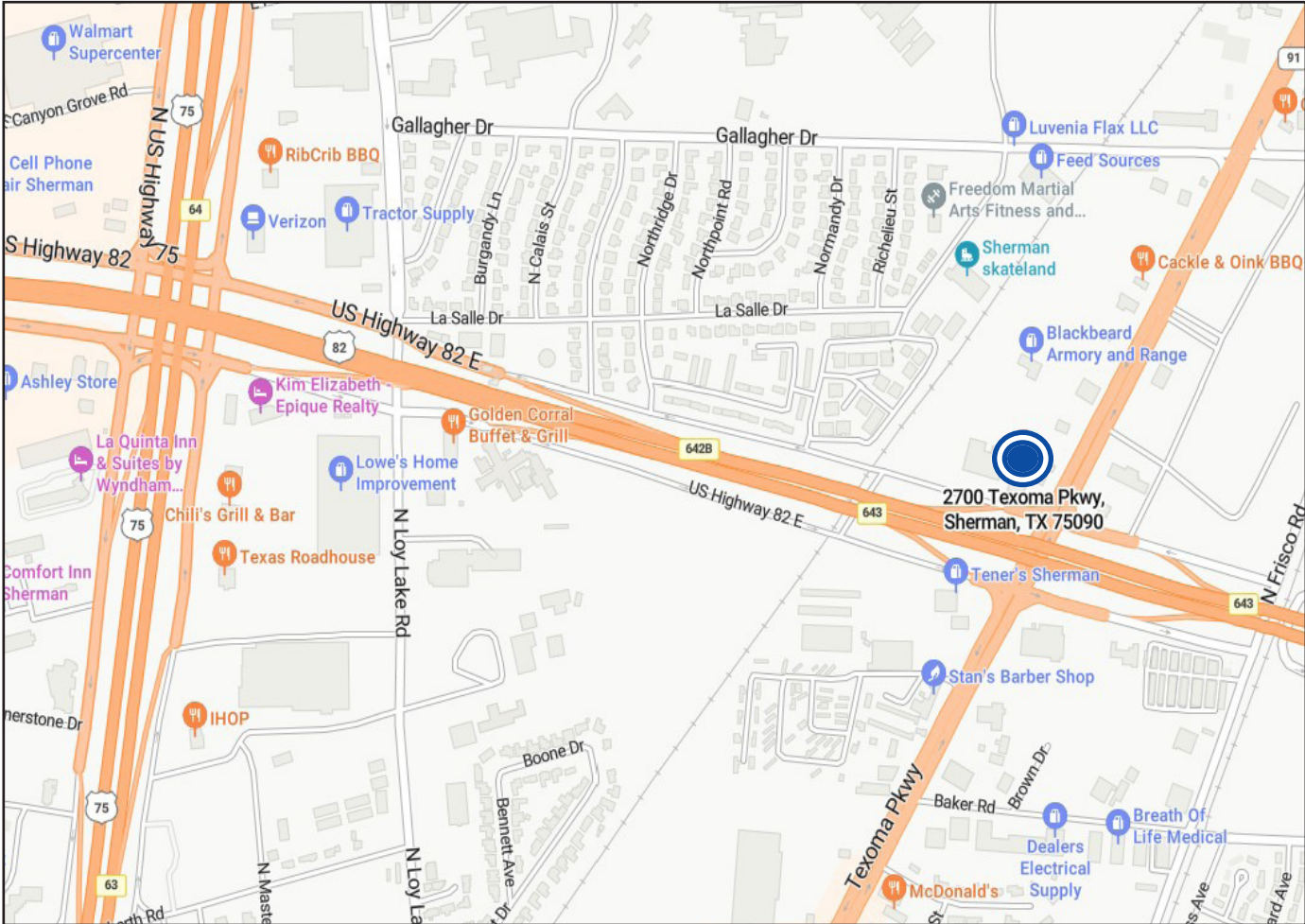
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Site Aerial



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