
PrestonBend

REAL ESTATE

FOR LEASE

2620 North Travis Street, Suite 100, Sherman, Texas



OVERVIEW

- Total Building Size: 4,840 SF
- Available: Suite 100 - 921 SF
- Price Per SF: \$19.00+NNN
- Zoning: C1 (Retail/Business District)
- High-Traffic Corner Location
- Ample Parking
- Easy Access to US-75 & US-82

PROPERTY DETAILS

Excellent Opportunity in West Sherman! Just one suite available in this beautifully designed office building. Built in 2019, this space is suitable for any professional or medical services user desiring a convenient, garden-style office. This superb location has quick and easy access to Hwy 75 and Hwy 82. Contact Brokers for more information.



prestonbendre.com

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Ashley Lail,
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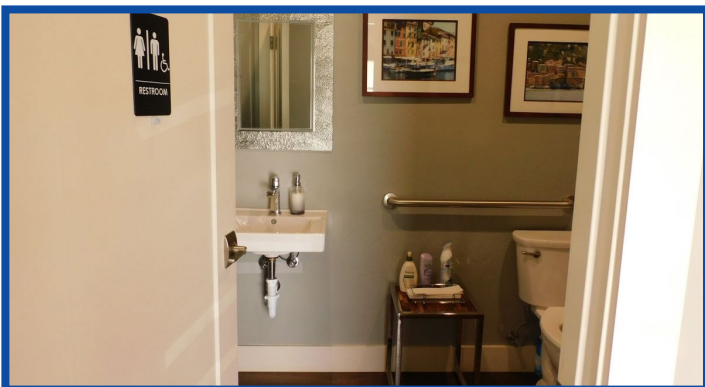
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- 921 SF
- Reception area
- Private office space
- Private restroom
- Breakroom
- Ideal for professional services



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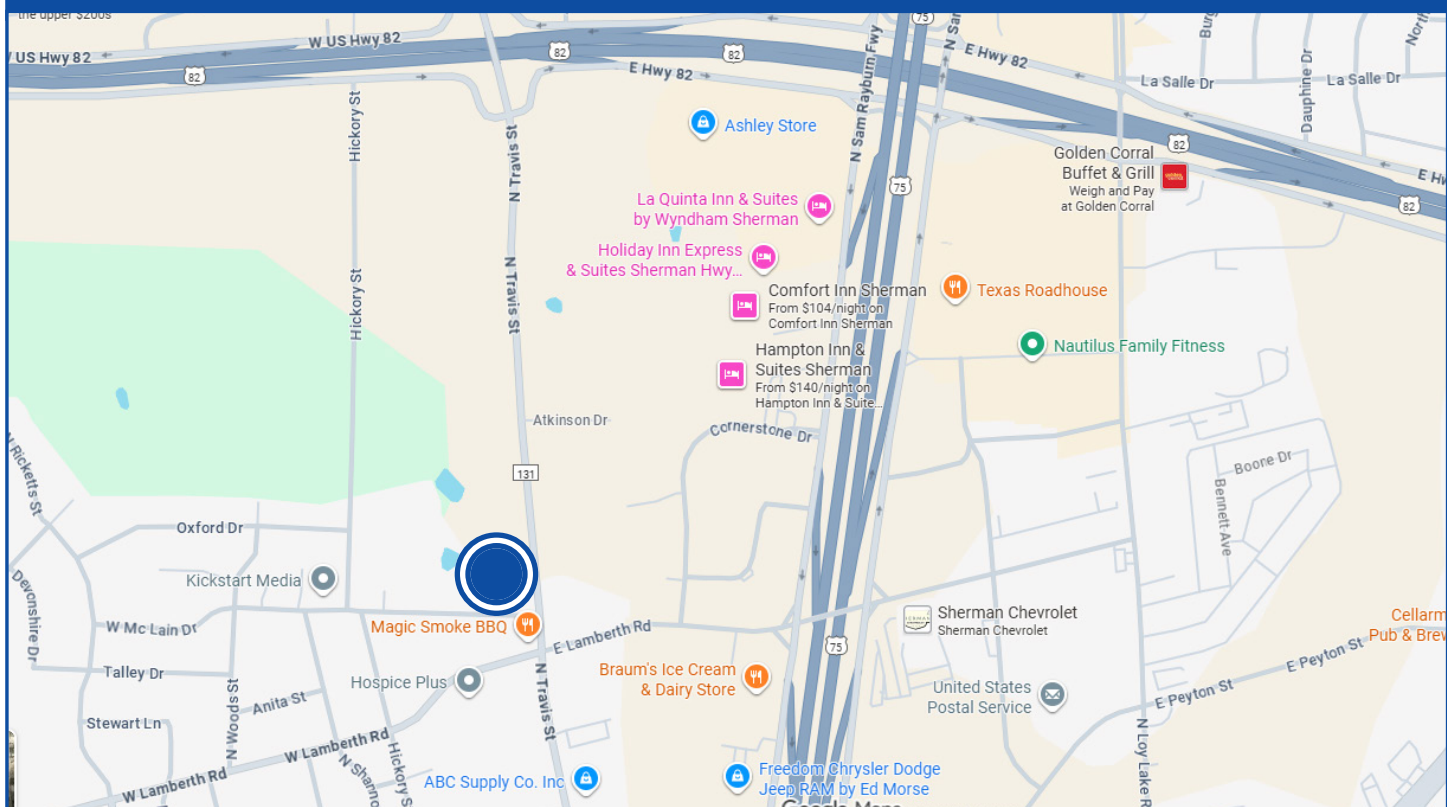
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SITE AERIAL

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LOCATION OVERVIEW

Sherman, Texas



Sherman is a thriving city known for its prestigious institutions like Austin College and Grayson College, a vibrant arts community, and its role as the retail hub of far North Texas and Southern Oklahoma. The city is gaining national attention as a center for advanced manufacturing, with Texas Instruments investing \$30 billion in a four-factory semiconductor campus - set to be the largest electronics production facility in Texas - and GlobiTech building a \$5 billion silicon wafer plant. This unprecedented growth is fueling rapid expansion in housing, retail, and services, with Sherman's population projected to double in the next five years.



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