



FOR SALE

Swamy Office Park

2416 Swamy Dr, Suite 110, Sherman, TX 75090



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ROCKHILL
COMMERCIAL REAL ESTATE

WWW.ROCKHILLCRE.COM

PROPERTY SUMMARY

SWAMY OFFICE PARK SUITE 110

- Conveniently located adjacent to I75, with an average daily vehicle count of over 55,000.
- Buildings are positioned with excellent accessibility and visibility.
- 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.
- Recent large-scale investments, most notably Texas Instruments' \$30 billion semiconductor facility, are driving new infrastructure, housing, and job creation.

USE	MEDICAL
AVAILABLE SF	2,639 SF
PURCHASE PRICE	\$495/SF // \$1,306,305
CONDITION	FULLY FINISHED-OUT
SIGNAGE	BUILDING AND MONUMENT
YEAR BUILT	2026
PARKING	4:1,000 / SF

The information contained herein was obtained from sources deemed reliable; however, Rockhill Commercial Real Estate LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof; the presentation of this real estate information is subject to errors, omissions, change of price subject to prior sale or lease, or withdrawal without notice.

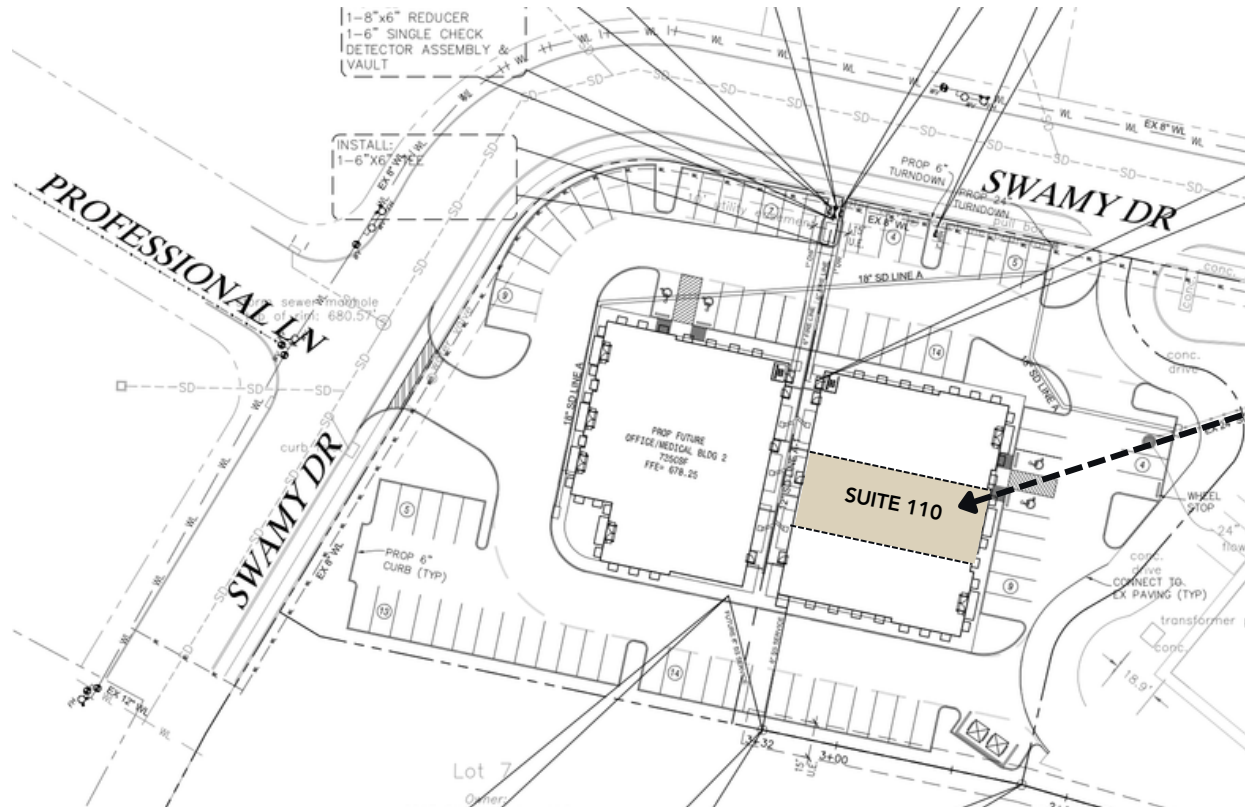


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SITE PLAN



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SUITE 110 | 2,639 SF

Medical Office



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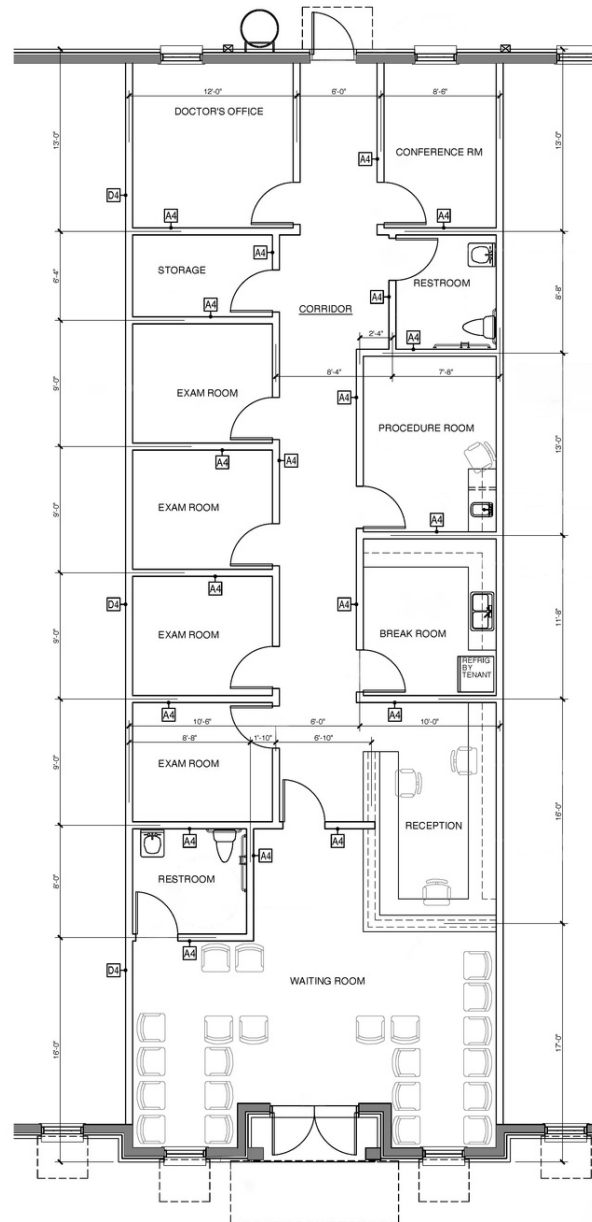
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FLOOR PLAN

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Medical Office



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WAITING ROOM



CHECK-IN



BREAK ROOM



EXAM ROOM



SUITE 110 | 2,639 SF



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AERIAL MAP



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Sherman, Texas

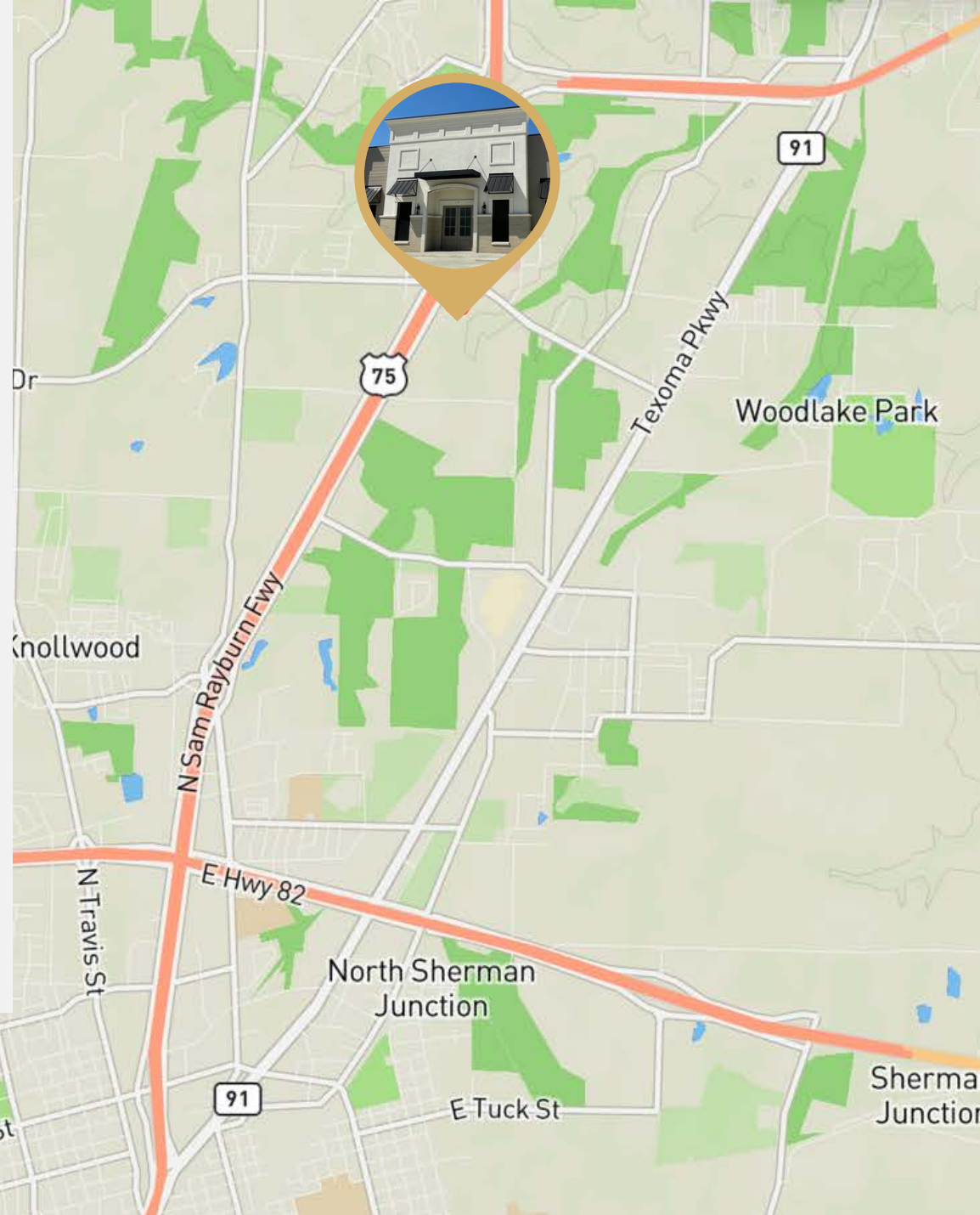
DEMOGRAPHICS

2024 Summary	3 MILE	3 MILE	5 MILE
Population	1,488	16,555	58,029
Households	618	6,821	22,602
Average Age	44	41.5	39.5
Median HH Income	\$66,324	\$66,025	\$56,944
Population Growth (2025-2030)	21.5%	15.1%	14.1%
Medium Home Value	\$244,482	\$227,452	\$178,157

TRAFFIC

Roadway (2024)	Traffic Count	Miles from Subject
US Hwy 75 @ Spur 503	55,330 VPD	.56

Source: © 2024 CoStar Group ('24 projections) Texas Department of Transportation



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CITY OVERVIEW



Texoma Medical Center



Heritage Ranch



Texas Instruments Sherman Campus

Sherman, Texas

Sherman is quickly becoming one of the most active growth markets in North Texas. With a strong foundation in healthcare, education, and advanced manufacturing, the city continues to attract major employers and new residents. Its location along U.S. Highway 75 provides direct access to the Dallas-Fort Worth Metroplex while offering the benefits of a business-friendly environment. Recent large-scale investments, most notably Texas Instruments' \$30 billion semiconductor facility, are driving new infrastructure, housing, and job creation. This places Sherman as a rising destination for long-term business and community development.



NEARBY MEDICAL

Located just off US Highway 75, the site offers seamless access to Sherman, Denison, and the broader North Texas region, with over 60,000 vehicles per day passing nearby.



ESTABLISHED NEIGHBORHOODS

Swamy Office Park is surrounded by stable, growing residential communities, with over 22,000 households and a projected population growth of 14% within five miles by 2029.



CONVENIENT ACCESS

Adjacent to Texoma Medical Center, a 414-bed regional hospital and healthcare hub with more than 3,000 medical professionals and staff on-site daily.



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

LICENSED BROKER/BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
Rockhill Commercial Real Estate	9015723		
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
Ryan W. Griffin	582592	rgriffin@rockhillinvestments.com	214.975.0842
LICENSED BROKER AGENT	LICENSE NO.	EMAIL	PHONE
Tonya LaBarbera	678307	tonya@rockhillcre.com	469.323.2615
LICENSED BROKER AGENT	LICENSE NO.	EMAIL	PHONE
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Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov
IABS 1-1



BUYER/TENANT/SELLER/LANDLORD INITIALS: _____

DATE: _____