



FOR SALE OR LEASE

Swamy Office Park Condos

2416 Swamy Drive, Sherman, TX 75090



TONYA LABARBERA DAVIS

469.323.2615

tonya@rockhillcre.com

ROCKHILL
COMMERCIAL REAL ESTATE

WWW.ROCKHILLCRE.COM

PROPERTY SUMMARY

SWAMY OFFICE PARK

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 unveiled the most significant economic development project in Texas's history. Texas Instruments' \$30 billion project will create 3,000 new jobs at the chip manufacturing factory.

BUILDING 1, SUITE 120, SHELL		BUILDING 2, SHELL	
USE	MEDICAL OR PROFESSIONAL OFFICE	USE	MEDICAL OR PROFESSIONAL OFFICE
AVAILABLE SF	2,798 SF	AVAILABLE SF	Total 7,350 SF (1,838 SF to 7,350 SF)
LEASE RATE	\$28 / SF + NNN	LEASE RATE	\$28 / SF + NNN
PURCHASE PRICE	\$350 / SF	PURCHASE PRICE	\$390 / SF
LEASE TERM	5-10 YEARS	LEASE TERM	5-10 YEARS
PARKING	5:1,000 / SF	PARKING	5:1,000 / 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.



TONYA LABARBERA DAVIS
469.323.2615
tonya@rockhillcre.com

SWAMY OFFICE PARK
2416 Swamy Drive
Sherman, Texas 75090

AVAILABILITY

FOR SALE OR LEASE

SWAMY OFFICE PARK

BUILDING 1: SUITE 120: 2,798 SF

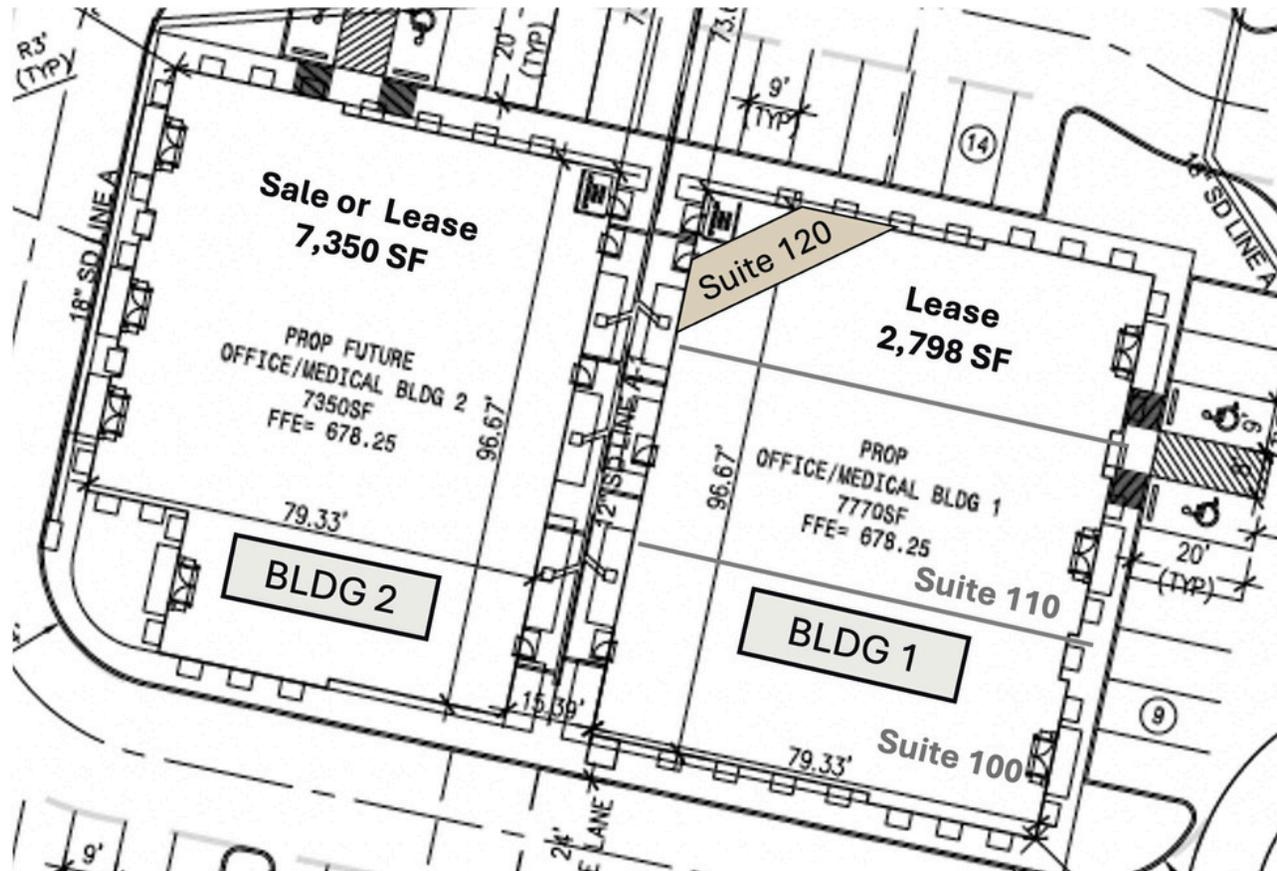
- Available for Lease
- Shell with Tenant Improvement Allowance or Build-To-Suit
- Purchase Price: \$350 / SF Shell
- Lease Rate: \$28 / SF + NNN

BUILDING 1: 7,770 SF

- Suite 100: Texas Foot and Ankle
- Suite 110: Nephrology Group

BUILDING 2: 7,350 SF

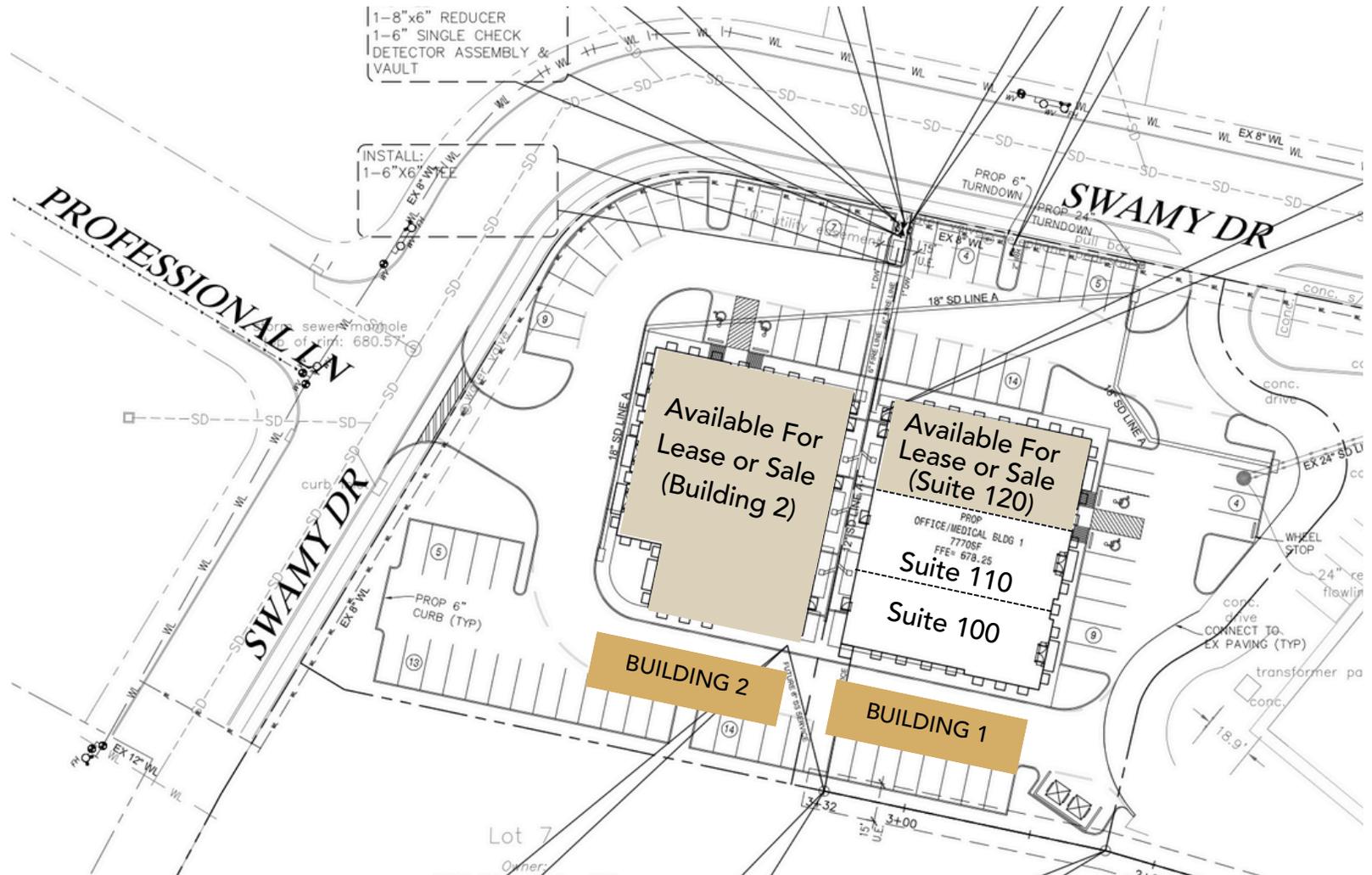
- 7,350 SF Can Be Demised
- 1,838 SF - 7,350 SF
- Purchase Price: \$390 / SF Shell
- Lease Rate: \$28 / SF + NNN



TONYA LABARBERA DAVIS
469.323.2615
tonya@rockhillcre.com

SWAMY OFFICE PARK
2416 Swamy Drive
Sherman, Texas 75090

SITE PLAN



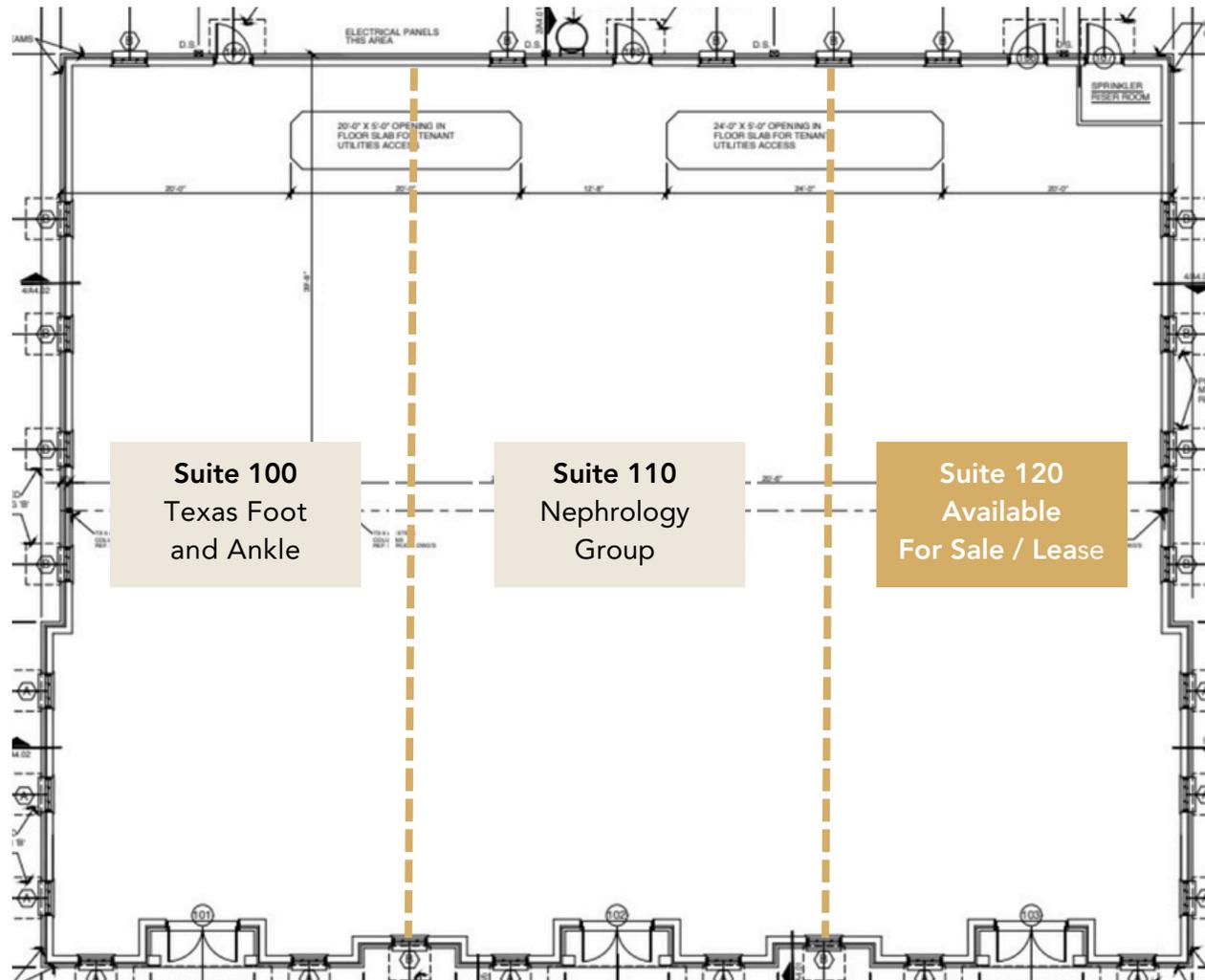
TONYA LABARBERA DAVIS
469.323.2615
tonya@rockhillcre.com

SWAMY OFFICE PARK
2416 Swamy Drive
Sherman, Texas 75090

FLOOR PLAN: BUILDING I

SUITE 120 | 2,798 SF

Medical or Professional Office



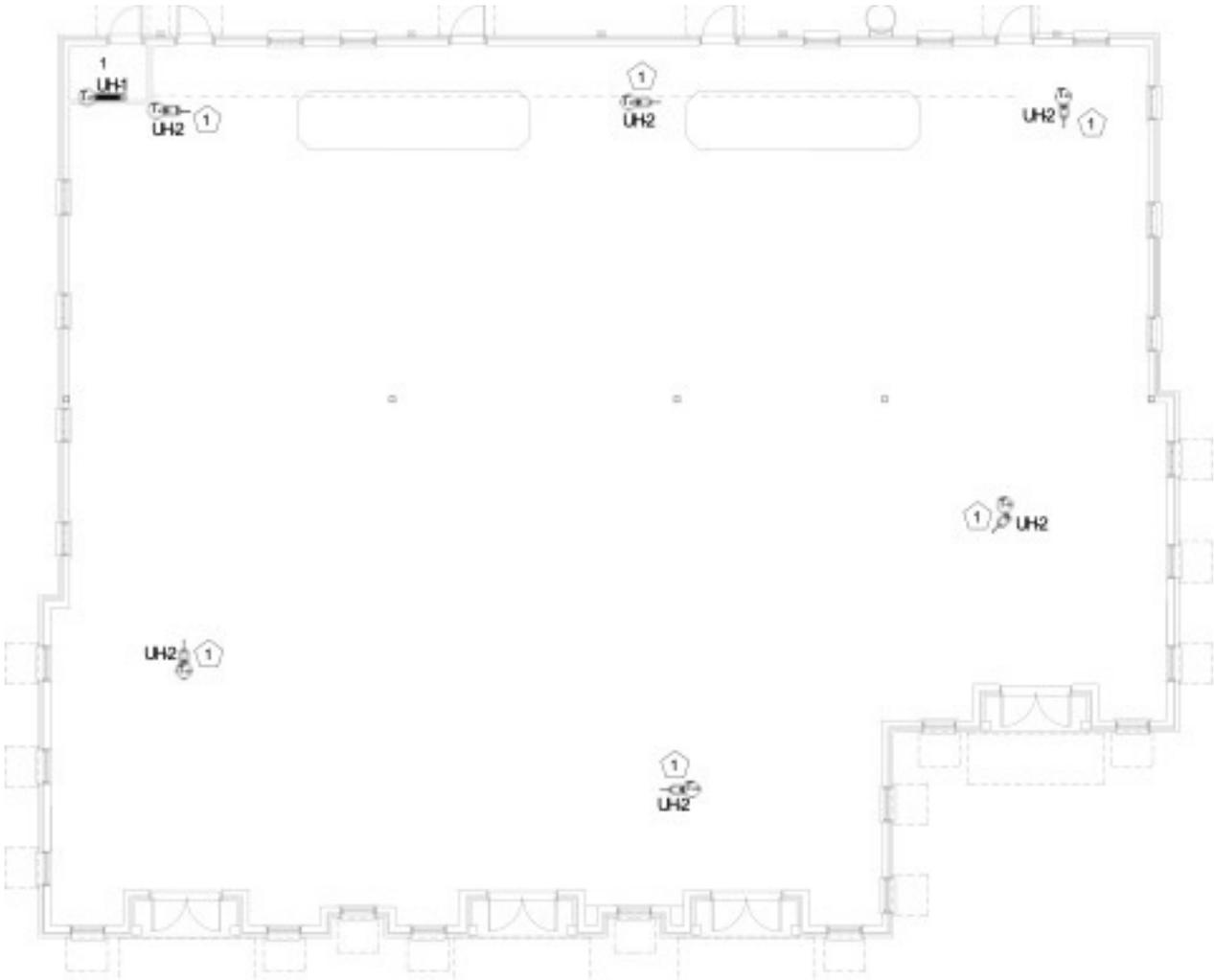
TONYA LABARBERA DAVIS
469.323.2615
tonya@rockhillcre.com

SWAMY OFFICE PARK
2416 Swamy Drive
Sherman, Texas 75090

FLOOR PLAN: BUILDING 2

Total 7,350 SF (1,838 SF to 7,350 SF)

Medical or Professional Office Shell



TONYA LABARBERA DAVIS
469.323.2615
tonya@rockhillcre.com

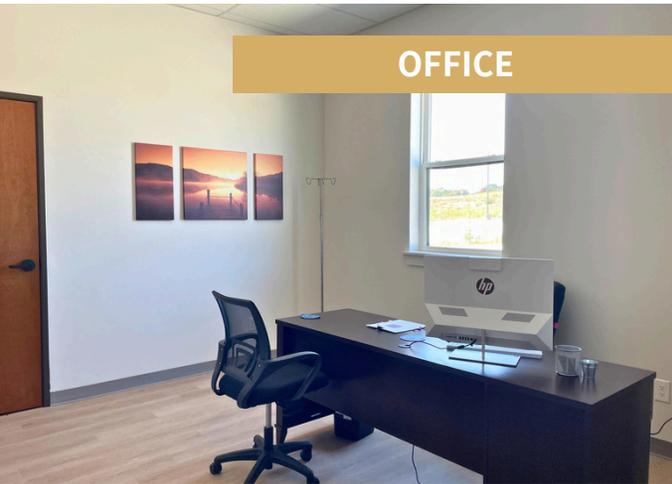
SWAMY OFFICE PARK
2416 Swamy Drive
Sherman, Texas 75090



WAITING ROOM



CHECK-IN DESK



OFFICE



BREAK ROOM



BUILDING EXTERIOR

INTERIOR FINISH-OUT PHOTOS ARE FROM BUILDING 1, SUITE 110.



TONYA LABARBERA DAVIS
469.323.2615
tonya@rockhillcre.com

SWAMY OFFICE PARK
2416 Swamy Drive
Sherman, Texas 75090

CHECK-IN DESK



PATIENT ROOM



HALLWAY



EXTERIOR



BATH ROOM



INTERIOR FINISH-OUT PHOTOS ARE FROM BUILDING 1, SUITE 110.



TONYA LABARBERA DAVIS
469.323.2615
tonya@rockhillcre.com

SWAMY OFFICE PARK
2416 Swamy Drive
Sherman, Texas 75090

AERIAL MAP



TONYA LABARBERA DAVIS
469.323.2615
tonya@rockhillcre.com

SWAMY OFFICE PARK
2416 Swamy Drive
Sherman, Texas 75090

Sherman, Texas

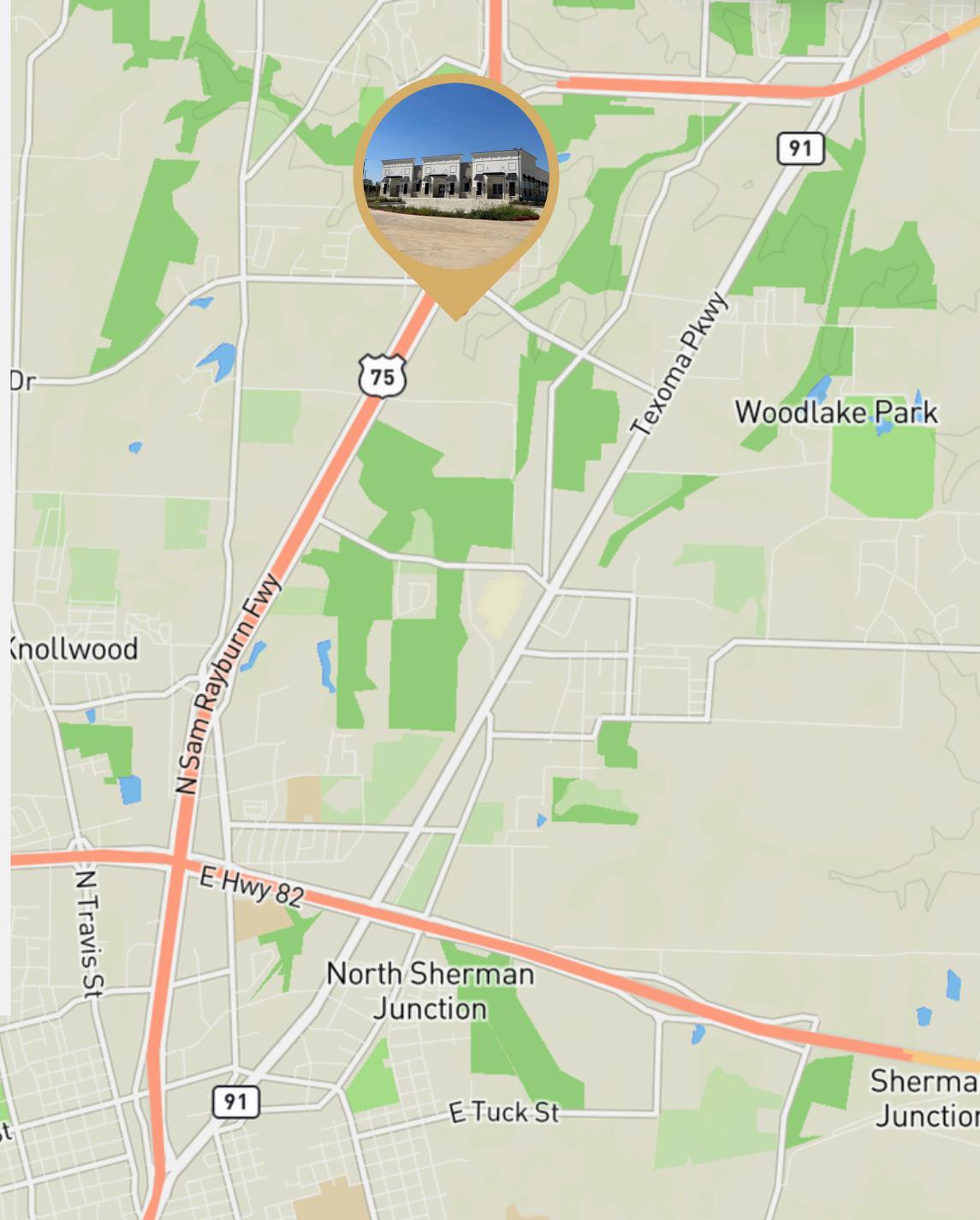
DEMOGRAPHICS

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



TONYA LABARBERA DAVIS
469.323.2615
tonya@rockhillcre.com

SWAMY OFFICE PARK
2416 Swamy Drive
Sherman, Texas 75090

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.

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.

Sherman News

Posted on: May 20, 2022

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



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



TONYA LABARBERA DAVIS
469.323.2615
tonya@rockhillcre.com

SWAMY OFFICE PARK
2416 Swamy Drive
Sherman, Texas 75090



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 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 Griffin	582592	rgriffin@rockhillinvestments.com	214.975.0842
LICENSE BROKER AGENT	LICENSE NO.	EMAIL	PHONE
Tonya LaBarbera Davis	678307	tonya@rockhillcre.com	469.323.2615

