

200 N. Travis, Sherman, Texas 75090



Offices For Lease

Chase Bank Building in downtown Sherman offers business professionals an excellent location with convenient parking and expansive city views. It has a warm and welcoming foyer, a professional directory for guests, and flexible suite sizes from 107 SF to accommodate single office businesses, up to 1860 SF. The rates are Full Service and Include Utilities and Janitorial, for a quick and easy turn-key office solution. With more than \$35 billion in private tech investment, including Texas Instruments and GlobiTech, currently under construction in Sherman, this space is an excellent choice for your business. Call Brokers today for details!



Property Details

Total Building Size: 66,000 SF
Available SF: +/- 129 SF to 1,062 SF
Suite Prices: \$18 - \$22 / Full-Service
Class B Office Building
Private Parking Lots & Street Parking
Professional Presentation/Renovated Foyer
Excellent City Views



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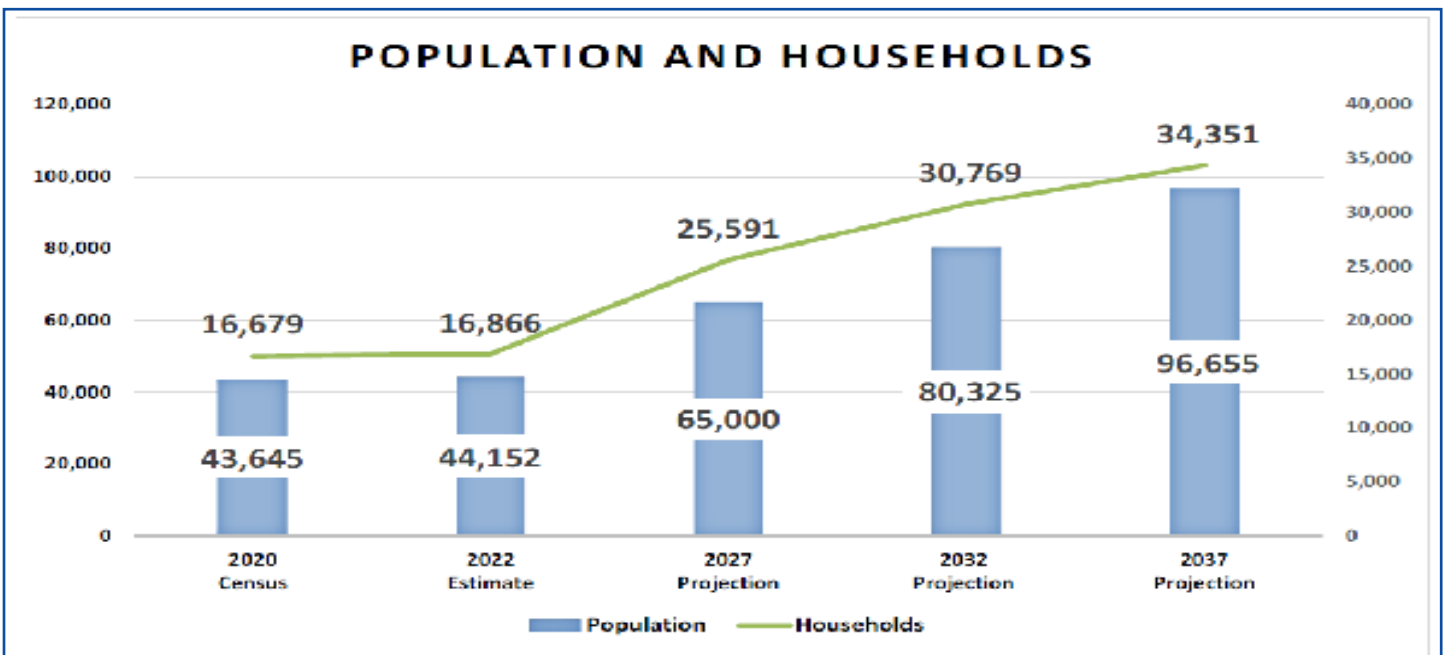
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Sherman Demographics



	1 MILE	3 MILE	5 MILE
2023 Total Population	892	20,101	46,986
2028 Population	928	20,987	48,905
Pop Growth 2023-2028	+ 4.04%	+ 4.41%	+ 4.08%
Average Age	39	39	37
2023 Total Households	361	8,497	18,200
HH Growth 2023-2028	+ 4.16%	+ 4.48%	+ 4.24%
Median Household Inc	\$76,389	\$54,927	\$51,759
Avg Household Size	2.50	2.40	2.50
2023 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$167,762	\$181,685	\$146,990
Median Year Built	1993	1983	1976



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SHERMAN INDUSTRIAL DEALS 2021-23



Year	Company Name	Industry	New / Expansion	CAPEX	New Jobs	Retained Jobs
2021	Texas Instruments	300-mm Wafers	New	\$ 30,000,000,000.00	3,200	
2022	GlobalWafers USA	300-mm Silicon Wafers	New	\$ 5,000,000,000.00	1,500	
2022	Coherent (formerly Finisar/II-VI)	Vertical Cavity Surface Emitting Lasers	Expansion	\$ 53,000,000.00	150	369
2022	Tyson Fresh Meats	Beef and Pork	Expansion	\$ 32,000,000.00		1,600
2022	Sunny Delight	Beverages	Expansion	\$ 30,060,000.00	74	125
2022	Arctic Bracing	Post operative and conservative care external medical devices	New	\$ 3,000,000.00	16	
2022	Commissary Express	Food and hygiene commissary products	Expansion	\$ 150,000.00		18
2022	The Charlotte Letter	Adaptive apparel for children with special medical needs	New	\$ 128,524.00	10	
2022	Quality Ingredients	Corn Tortilla Preservatives	New	\$ 118,000.00	5	
2023	GlobiTech	Silicon carbide (SiC) deposition on silicon wafers	Expansion	\$ 100,500,000.00		214
2023	Edton B-Line	Metal Enclosures	Expansion	\$ 1,990,096.00	35	283
2023	Jade United	General freight transporting services	New	\$ 241,800.00	3	3
2023	Taylor'd Trends	E-Commerce Women's Clothing, Accessory Distributor	New	\$ 160,959.95	11	7
2023	Big Girl Spa	Bathtub Footrests	New	\$ 406,500.00	30	1
2023	Tokyo Electron	Semiconductor equipment supplier	New	\$ 10,000,000.00	100	
2023	Persys Engineering	Decontamination and cleaning services for semiconductors	New	\$ 2,000,000.00	20	

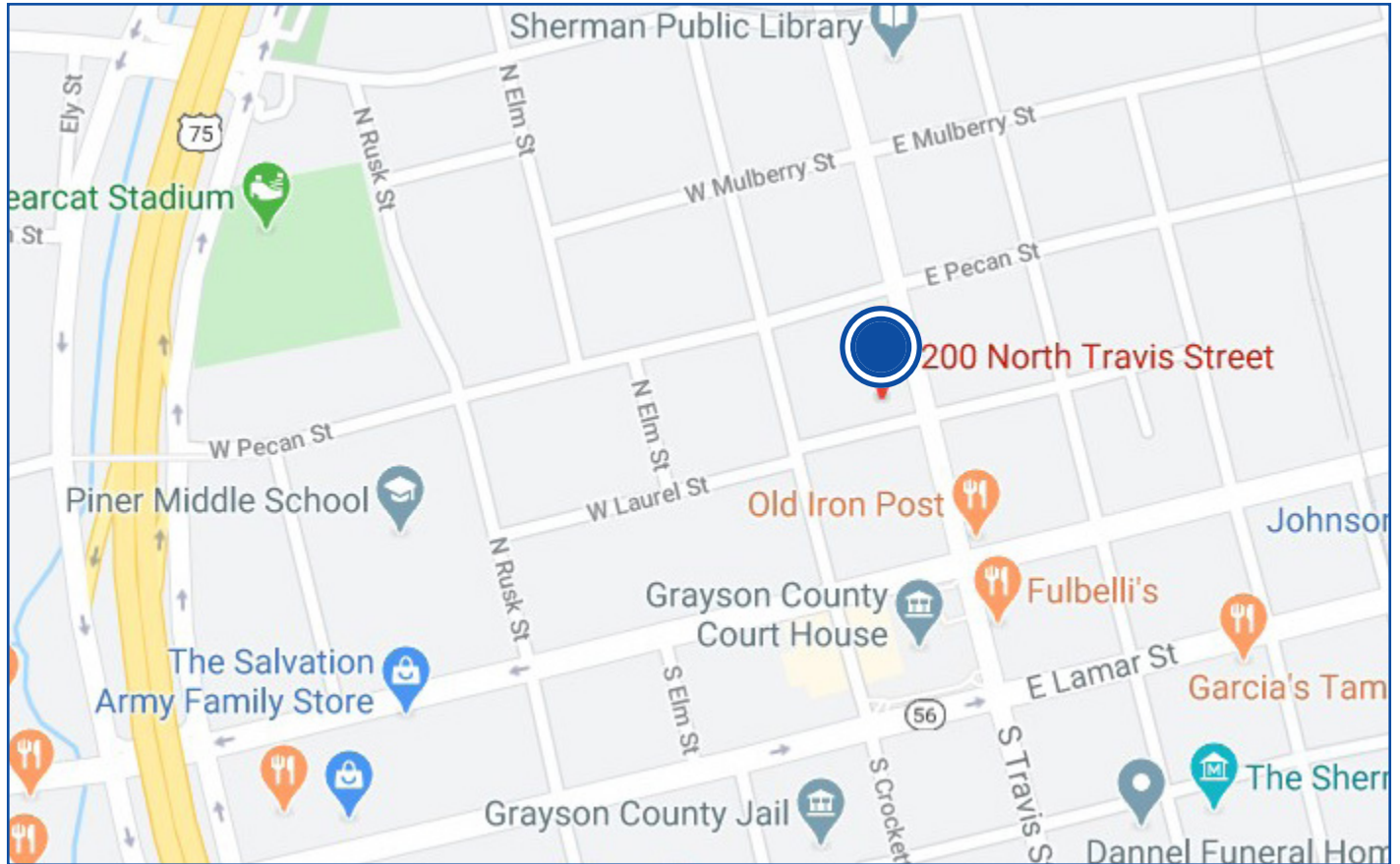


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Site Aerial



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