

FOR LEASE

300 N. Highland, Sherman, Texas



OVERVIEW

Total Building Size: 112,129 SF

Price: Call Broker to Discuss

Suite 105: 2,289 SF	4th Floor: ± 23,404 SF
Suite 130: 1,327 SF	Suite 430: 3,312 SF
Suite 1RAD: 7,842 SF	Suite 455: 3,469 SF
Suite 200: 18,174 SF	Suite 540: 2,075 SF
Suite 215: 1,037 SF*	Suite 545: 2,324 SF
Suite 310: 3,695 SF	
Suite 315: 6,199 SF	
Suite 365: 2,292 SF	

*Full Floor Surgical Center

PROPERTY DETAILS

Join national tenants Enhabit Home Health, LabCorp and QC Kinetix in this Medical Office Building located in the heart of Sherman, Texas. This 112,129 SF Medical Facility is connected to a regional medical center that is home to many of the area's top physicians serving families in North Texas and Southern Oklahoma. The available spaces range from 1,037 SF to 23,404 SF. The property has ample parking, great visibility, and easy access to Highway 75. Contact Broker today for more details!

enhabit
Home Health & Hospice

 **labcorp**

QC Kinetix
NON-SURGICAL REGENERATION



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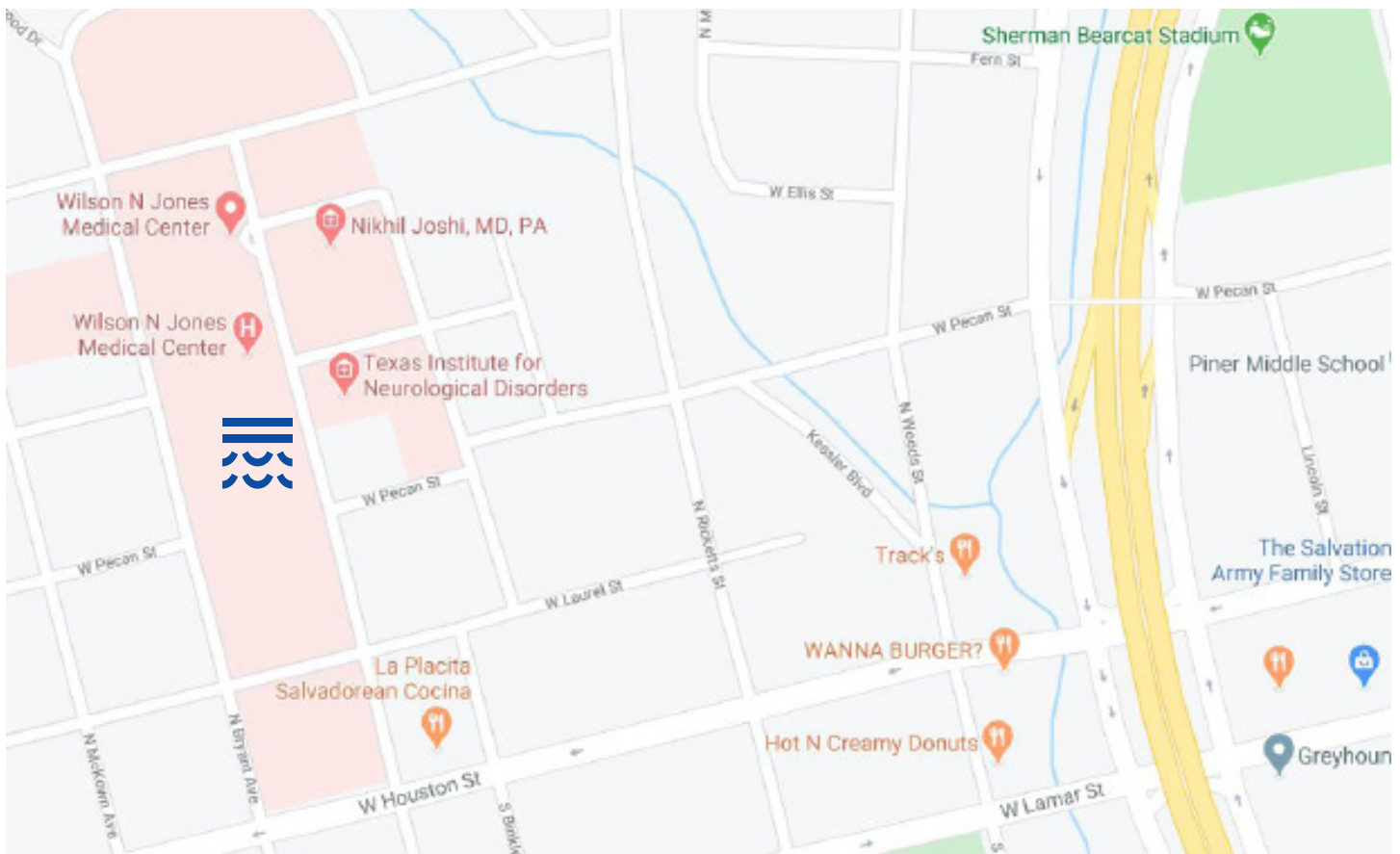
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Site Aerial



Sherman is located 40 miles north of the Dallas-Fort Worth Metroplex, one of the fastest growing metros in the United States. With a 2023 population of 45,181, Sherman is the largest city within a tri-county area and the primary city for business, retail, government, and professional services for the Sherman-Denison metropolitan area (population 138,000). There is more than \$35 billion in private tech investment, including Texas Instruments and GlobiTech, currently under construction in Sherman.



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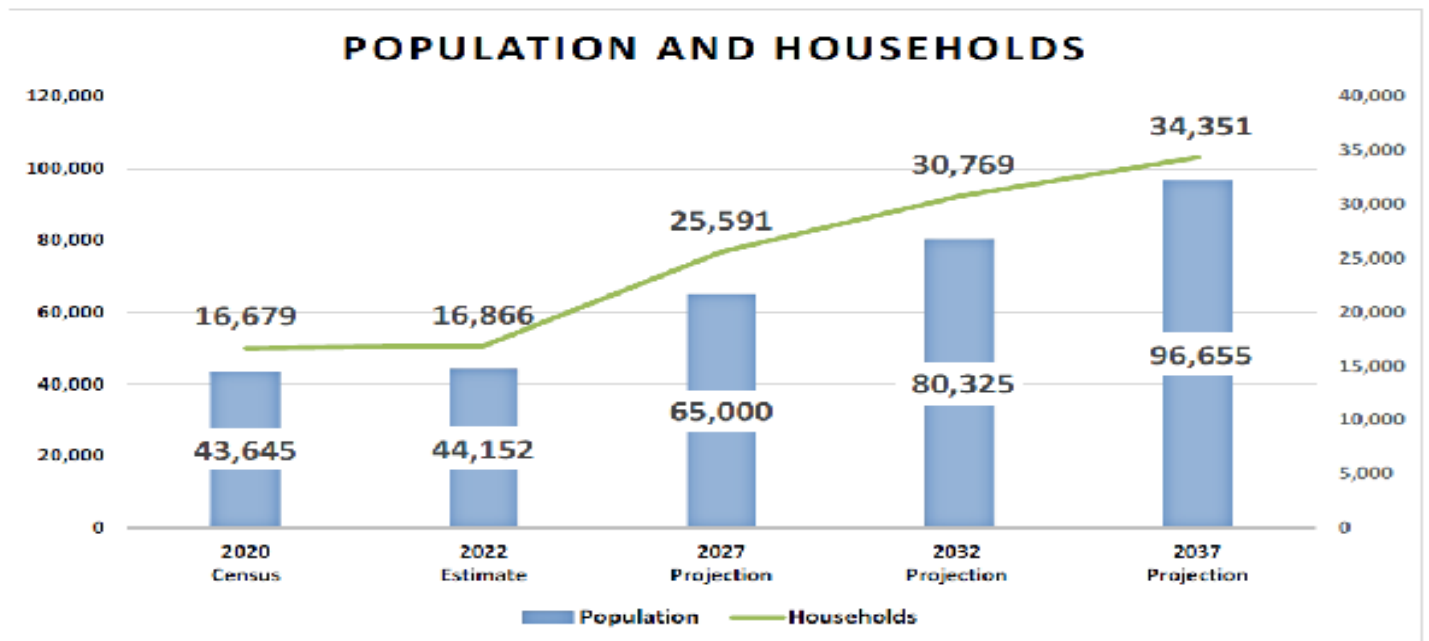
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Demographics



	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

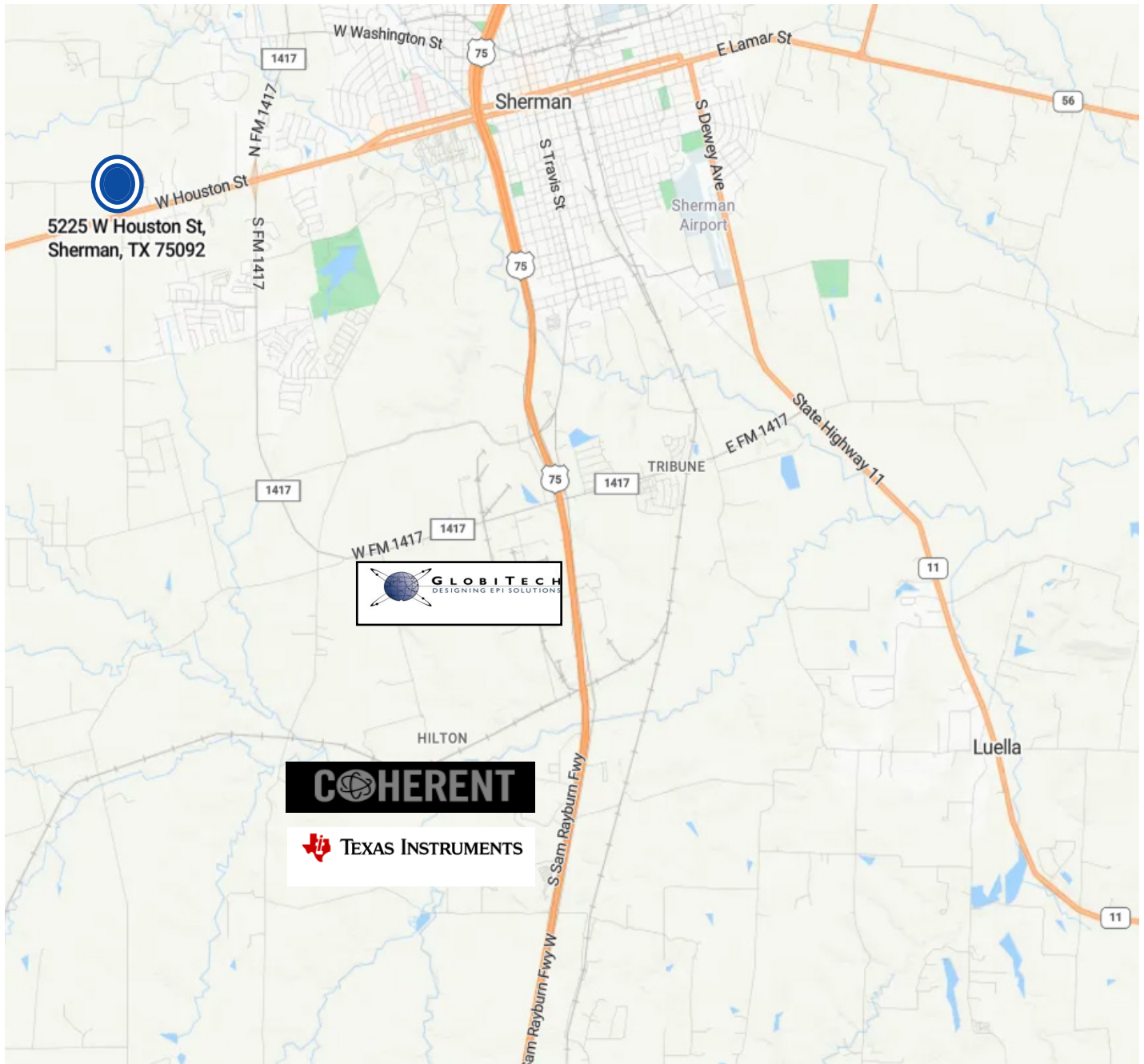


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Year	Company Name	Industry	New / Expansion	CAPEX	New Jobs	Retained Jobs
2021	Texas Instruments	300-mm Wafers	New	\$ 30,000,000.00	3,200	
2022	GlobalWafers USA	300-mm Silicon Wafers	New	\$ 5,000,000.00	1,500	
2022	Coherent (formerly Finisar/II-VI)	Vertical 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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