

R

FOR SALE OR LEASE

Swamy Office Park Condos

2416 Swamy Drive, Suite 120, Sherman, TX 75090



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ROCKHILL
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY

SWAMY OFFICE PARK

2416 Swamy Drive, Suite 120, presents a great opportunity to purchase or lease a highly visible medical or professional office suite directly off I-75, with over 55,000 vehicles per day. The property is adjacent to Texoma Medical Center, which is home to 3,000+ providers and staff.

Swamy Office Park Condos offers monument and building signage, flexible floor plans, and superior construction including stucco finishes, metal awnings, and steel roof decking. Sherman's rapid growth is fueled by Texas Instruments' new \$30 billion semiconductor facility, bringing 3,000 new jobs to the area by 2025.

AVAILABILITY

Suite 120 | 2,798 SF

- Prime I-75 frontage with 55,000+ vehicles/day
- Only remaining suite in four-building office park
- Monument and building signage available
- Adjacent to Texoma Medical Center (3,000+ providers)
- Stucco exterior, metal awnings, steel roof decking

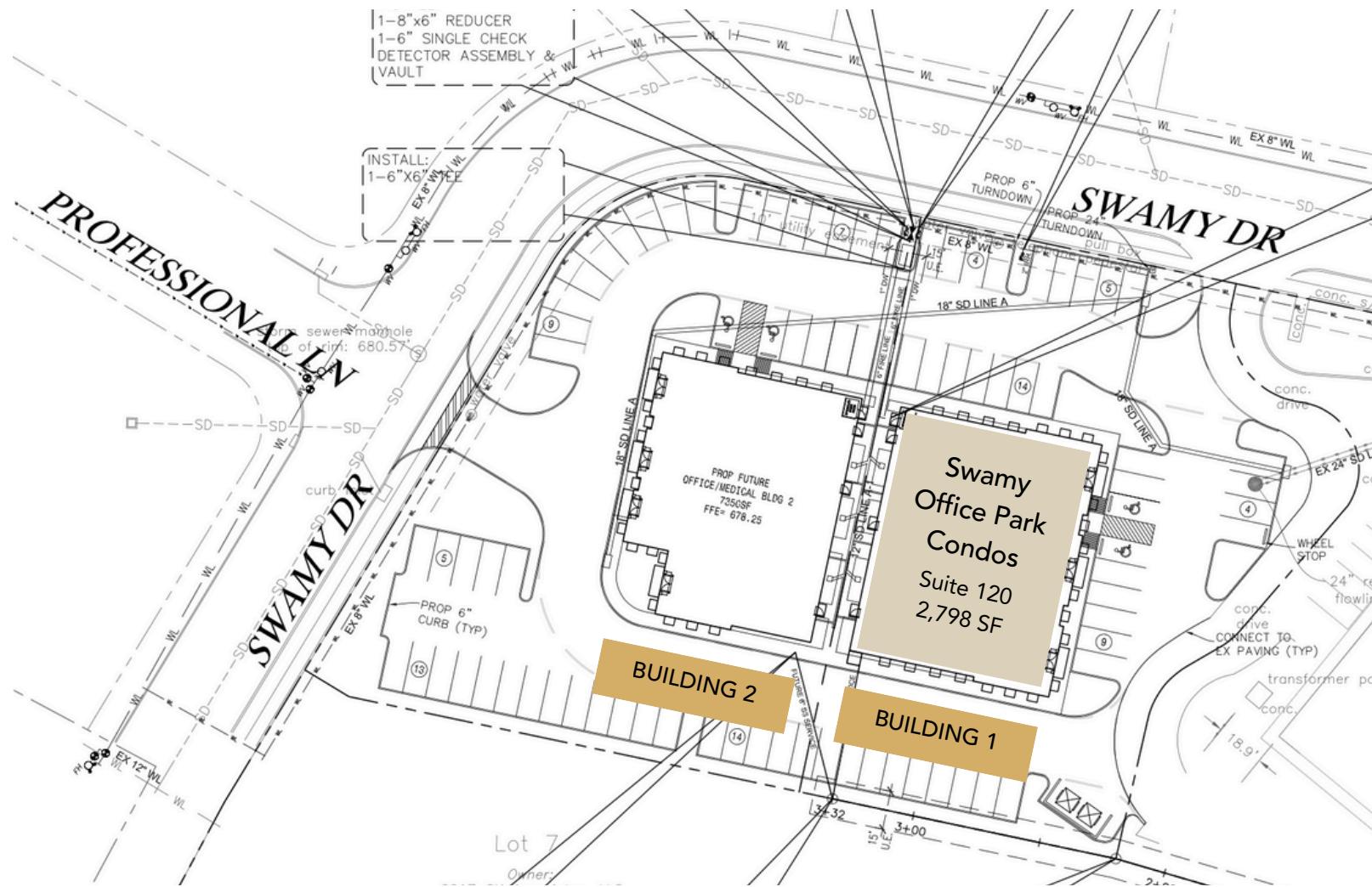
USE	MEDICAL OR PROFESSIONAL OFFICE
AVAILABLE SF	2,798 SF (1 suite remaining)
LEASE RATE	\$32 / SF + NNN
PURCHASE PRICE	\$350 / SF
SIGNAGE	BUILDING + MONUMENT
LEASE TERM	5-10 YEARS
YEAR BUILT	2022
PARKING	5:1,000 / SF



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SITE PLAN



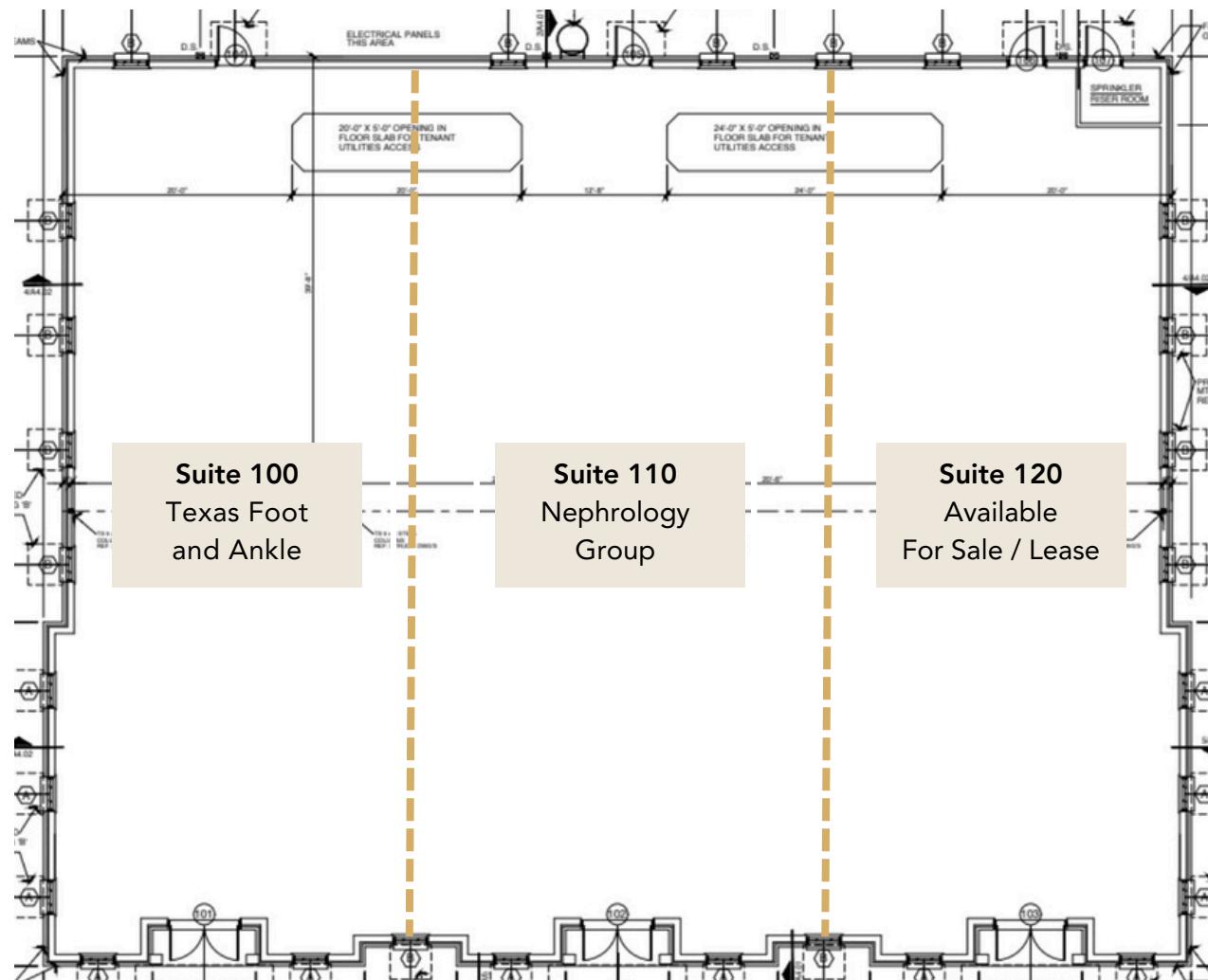
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FLOOR PLANS

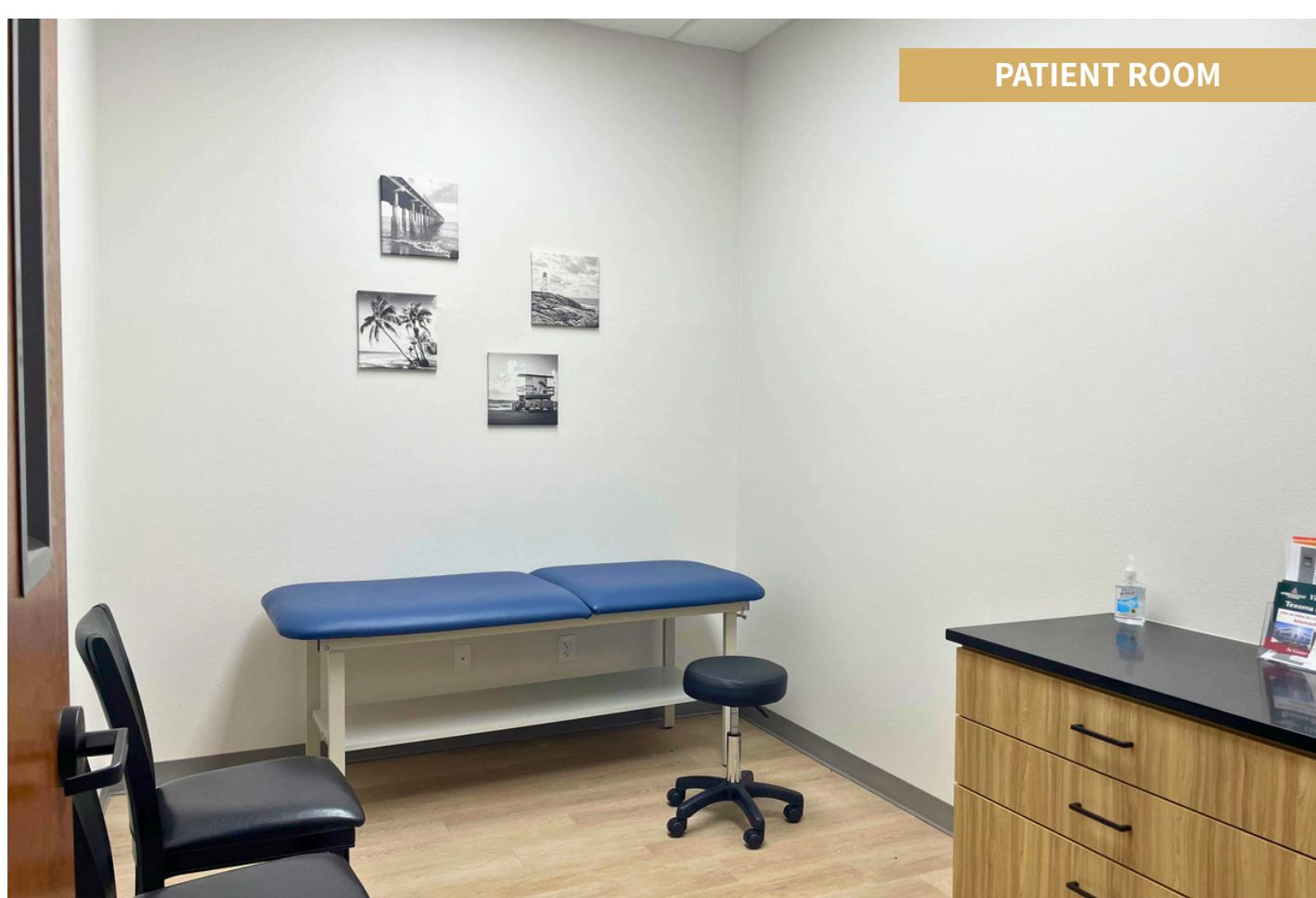
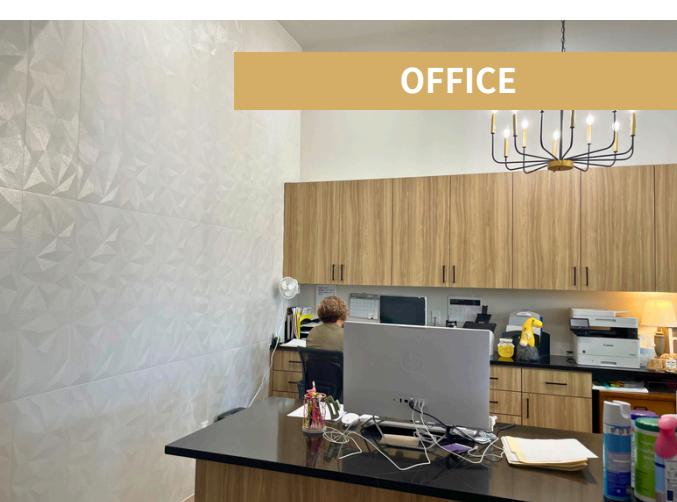
SUITE 120 | 2,798 SF

Upscale Built-Out Medical or Professional Office



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AERIAL MAP



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Sherman, Texas

DEMOGRAPHICS

2024 Summary	3 MILE	5 MILE
Population	16,555	58,029
Households	6,821	22,602
Average Age	41.5	39.5
Median HH Income	\$66,025	\$56,944
Population Growth (2025-2030)	15.1%	14.1%



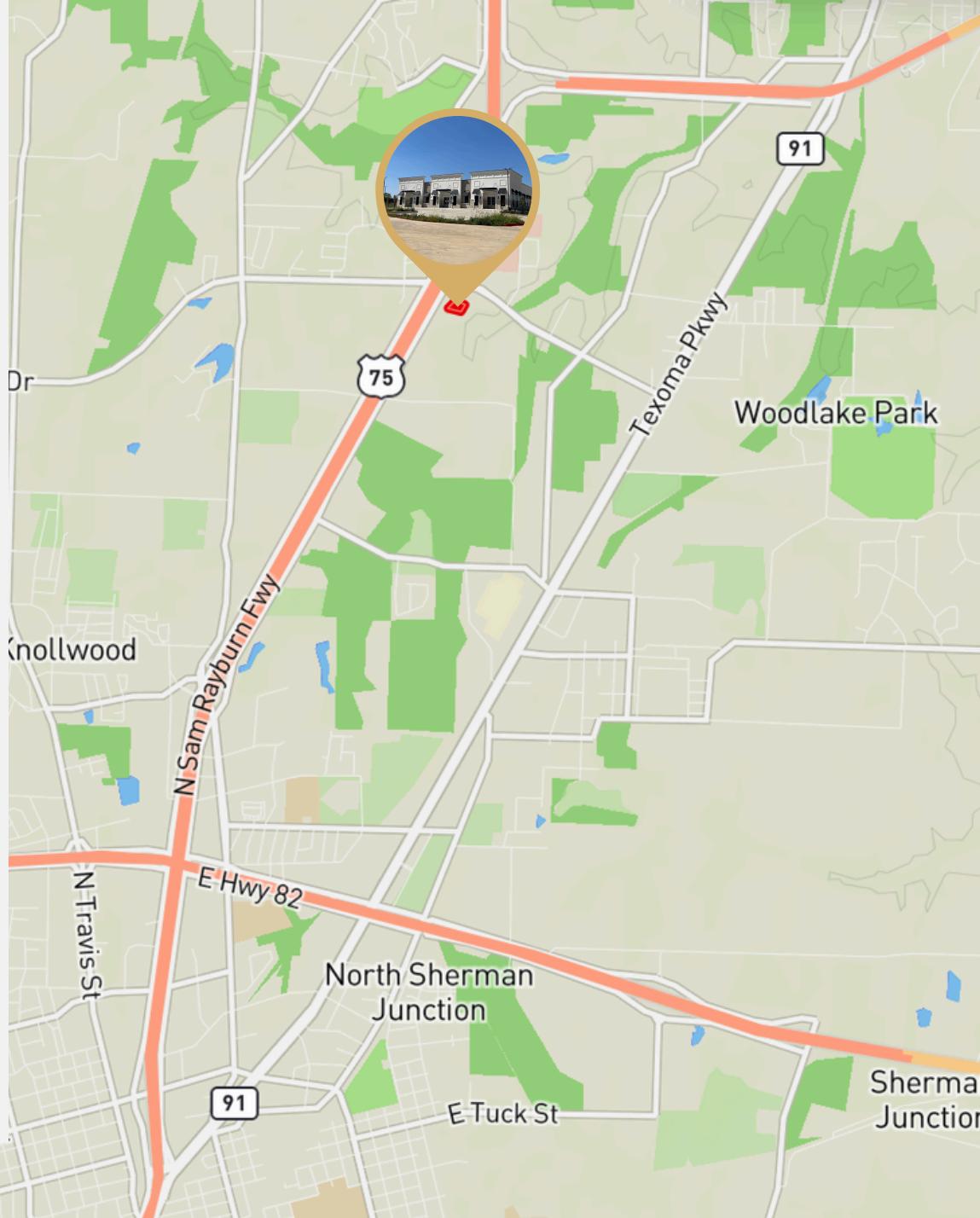
23%
BACHELOR'S
DEGREE OR
HIGHER



59%
OWNER
OCCUPIED
HOUSING

TRAFFIC

Roadway (2024)	Traffic Count	Miles from Subject
US Hwy 75 @ Hwy 691	61,995 VPD	.49
Katy Memorial Expressway	61,995 VPD	.49
US Hwy 75 @ Spur 503	55,330 VPD	.56



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Texoma Medical Center



Heritage Ranch



Texas Instruments Sherman Campus

CITY OVERVIEW

Sherman
CLASSIC TOWN. BROAD HORIZON.

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.

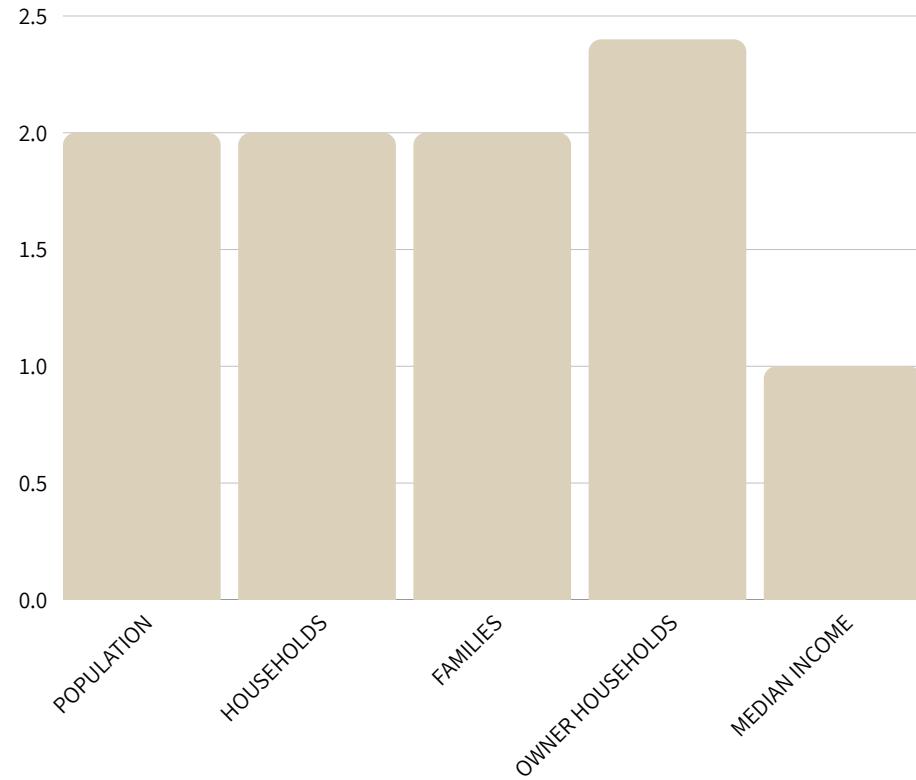


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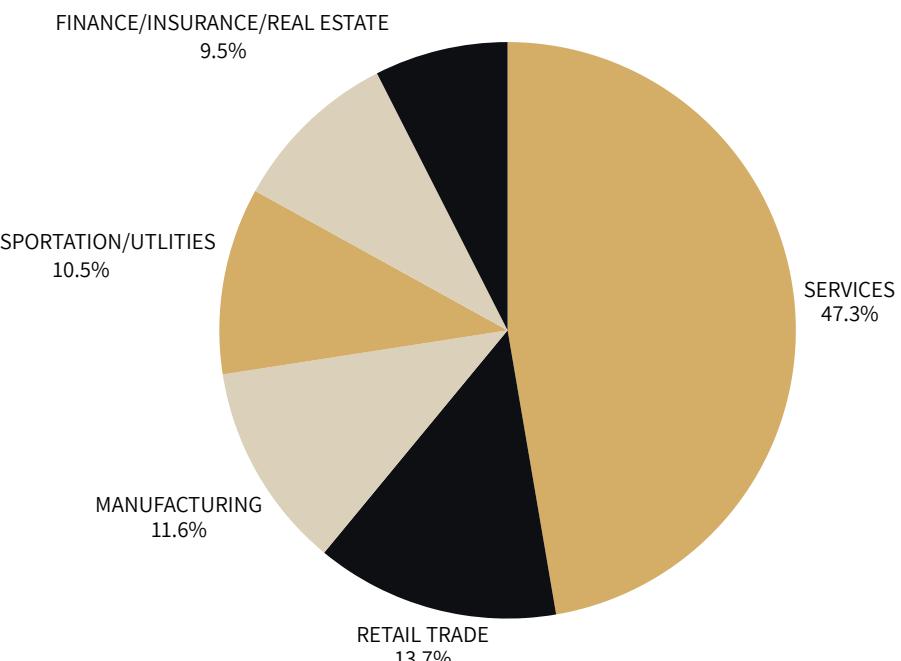
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MARKET PROFILE

Sherman, Texas



ANNUAL GROWTH RATE



TOTAL EMPLOYMENT
BY INDUSTRY



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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



Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 (<http://www.trectexas.gov>)

BUYER/TENANT/SELLER/LANDLORD INITIALS: _____

DATE: _____