



# Sherman Medical Office Building

204 Medical Drive, Sherman, TX 75092



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[VIEW LISTING](#)

- Two-story medical office building with convenient on-site pharmacy
- 174 surface parking spaces with covered patient drop-off
- Adjacent to ER of Texas Tech, DaVita Sherman Dialysis, and Gateway Diagnostic Imaging
- Located just off US-75 in Sherman's primary medical corridor, offering exceptional visibility and strong built-in patient demand
- Diverse tenant mix including primary care, orthopedics, sports medicine, gastroenterology, and more
- Generous Tenant Improvement Allowance with flexible lease terms

# Ideal location with move-in ready suites, on-site pharmacy, and adjacent ER.

POPULATION

46,214

MEDIAN HOUSEHOLD INCOME

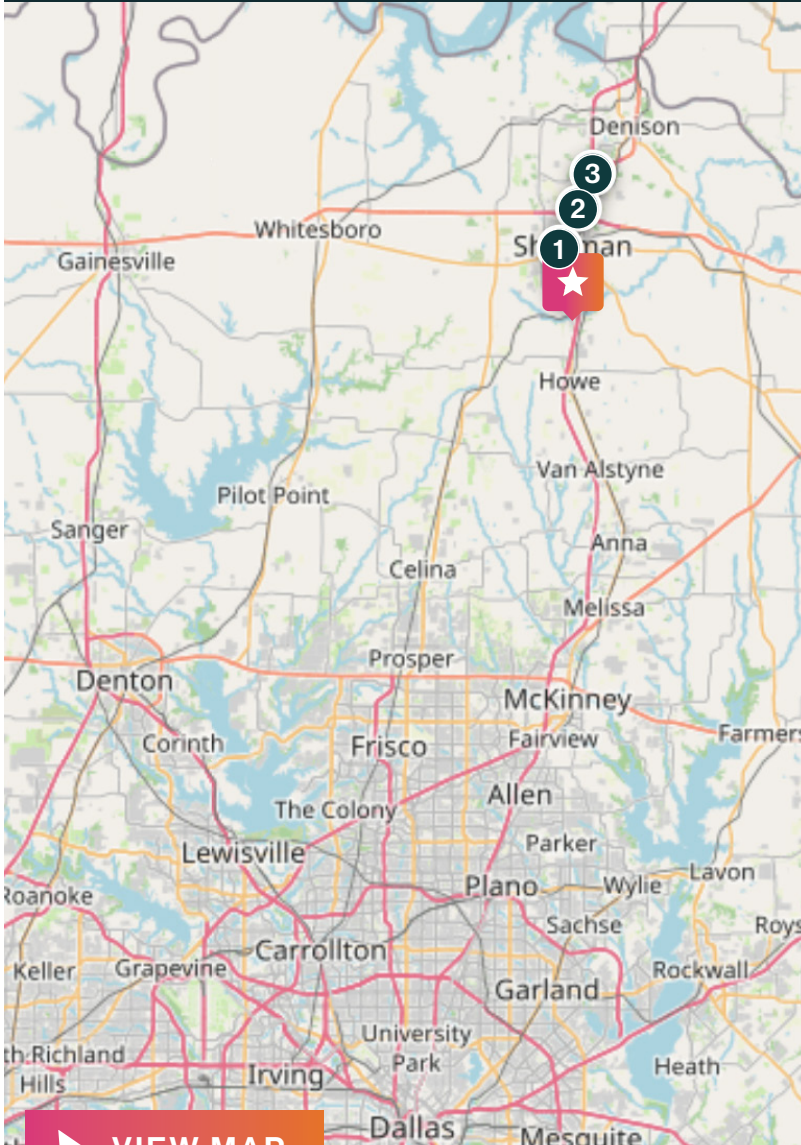
\$58,937

PERCENT OF POPULATION INSURED

95.3%

SOURCE: ESRI, 2026 (5 MILE RADIUS)

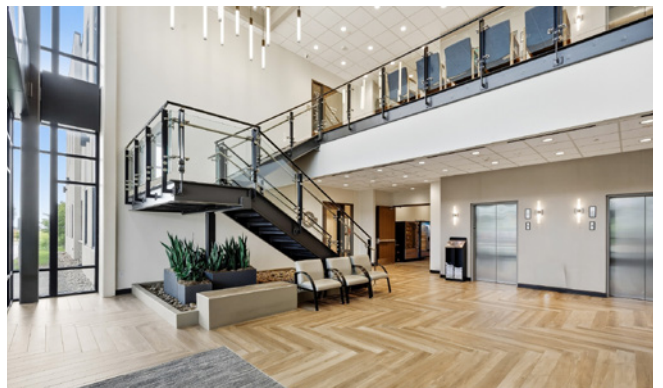
204 MEDICAL DRIVE, SHERMAN, TX 75092



[VIEW MAP](#)

## NEARBY HOSPITALS

	DISTANCE	DRIVE TIME
1. Wilson N Jones Regional Medical Center	3.3 mi	8 min
2. BSW Surgical Hospital at Sherman	6.0 mi	11 min
3. Texoma Medical Center	8.4 mi	12 min



## SURROUNDING POINTS OF INTEREST

- Austin College
- North Texas Regional Airport (GYI)
- Sherman Town Center
- Pecan Point Assisted Living
- Texoma Rehabilitation & Sports Medicine