



FOR SALE OR LEASE

Bonham Medical Building

201 W 5th Street, Bonham TX 75418



TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com

DENTON BEAMS
469.744.6634
denton@rockhillcre.com

ROCKHILL
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY

BONHAM MEDICAL BUILDING

Located near the intersection of Sam Rayburn Highway (Hwy 121) and West 5th Street, Bonham, Texas, conveniently positioned just 60 miles north of the Dallas-Fort Worth Metroplex and 30 minutes east of Sherman's expanding tech hub. With its historic downtown, affordable neighborhoods, exceptional quality of life, and easy access to major regional centers, Bonham attracts families, professionals, and businesses seeking growth and connection throughout North and Northeast Texas.

The standalone medical building has recently undergone a comprehensive modernization, including fully remodeled interior with vinyl flooring, a new high-efficiency HVAC system, and a durable metal roof.

The Bonham Economic Development Corporation is investing in vital infrastructure, upgrades at Jones Field Airport, public parks, and strategic commercial and industrial development to create new jobs. BEDCO also supports downtown revitalization through matching grants that help business owners enhance their properties.

USE	MEDICAL
AVAILABLE SF	5,591 SF
PURCHASE PRICE	\$450 / SF // \$2,515,950
LEASE RATE	\$16 / SF + NNN
NNN	\$8 / SF
LEASE TERMS	5 – 10 YEARS
CONDITION	FULLY FINISHED-OUT MEDICAL
SIGNAGE	BUILDING
PARKING	4:1,000 / SF (MEDICAL)

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
469.323.2615
tonya@rockhillcre.com

DENTON BEAMS
469.744.6634
denton@rockhillcre.com

BONHAM MEDICAL BUILDING
201 W 5TH STREET
BONHAM TX 75418

FLOOR PLAN



AVAILABLE FOR SALE OR LEASE

BUILDING | 5,591 SF

Fully Finished-Out Medical



TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com

DENTON BEAMS
469.744.6634
denton@rockhillcre.com

BONHAM MEDICAL BUILDING
201 W 5TH STREET
BONHAM TX 75418

WAITING ROOM



EXAM ROOM



BREAK ROOM



BUILDING / 5,591 SF



FRONT OFFICE



TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com

DENTON BEAMS
469.744.6634
denton@rockhillcre.com

BONHAM MEDICAL BUILDING
201 W 5TH STREET
BONHAM TX 75418

AERIAL MAP



TONYA LABARBERA
 469.323.2615
 tonya@rockhillcre.com

DENTON BEAMS
 469.744.6634
 denton@rockhillcre.com

BONHAM MEDICAL BUILDING
 201 W 5TH STREET
 BONHAM TX 75418

Bonham, Texas

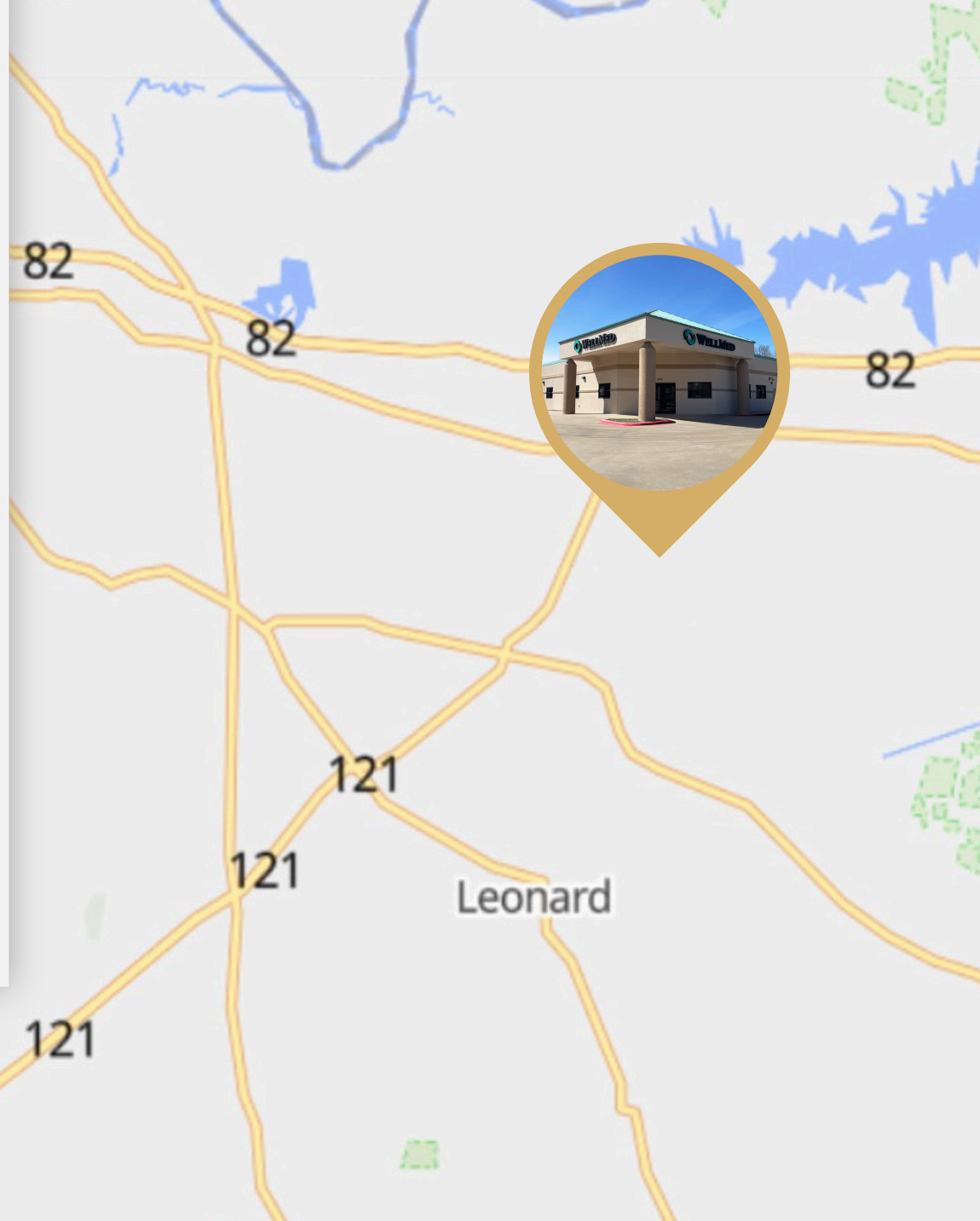
DEMOGRAPHICS

2025 Summary	1 MILE	3 MILE	5 MILE
Population '24	6,592	10,587	12,722
Households '24	2,270	3,887	5,327
Average Age	40	41	43
Medium HH Income	\$65,204	\$66,346	67,730
Population Growth (2024-2029)	12.7%	11.8%	11.5%

TRAFFIC

Roadway	Traffic Count	Miles from Subject	% Increase from 2024
121 / Willow St.	10,080	03	8.8%

Source: © 2025 CoStar Group / Traffic 2025



TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com

DENTON BEAMS
469.744.6634
denton@rockhillcre.com

BONHAM MEDICAL BUILDING
201 W 5TH STREET
BONHAM TX 75418



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 do so by law.

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 Rockhill Commercial Real Estate	LICENSE NO. 9015723	EMAIL	PHONE
DESIGNATED BROKER OF FIRM Ryan W. Griffin	LICENSE NO. 582592	EMAIL rgriffin@rockhillinvestments.com	PHONE 214.975.0842
LICENSED BROKER AGENT Tonya LaBarbera	LICENSE NO. 678307	EMAIL tonya@rockhillcre.com	PHONE 469.323.2615
LICENSED BROKER AGENT Denton H. Beams	LICENSE NO. 824937	EMAIL denton@rockhillcre.com	PHONE 469.744.6634



Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov
IABS 1-1



BUYER/TENANT/SELLER/LANDLORD INITIALS: _____ **DATE:** _____