



FOR SALE AND LEASE
Bonham Medical Building
201 West 5th Street, Bonham TX 75418



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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
LIST PRICE	\$2,515,950
LEASE RATE	\$16/SF + NNN
NNN	\$8/SF
LEASE TERMS	5 – 10 YEARS
CONDITION	FULLY FINISHED 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.



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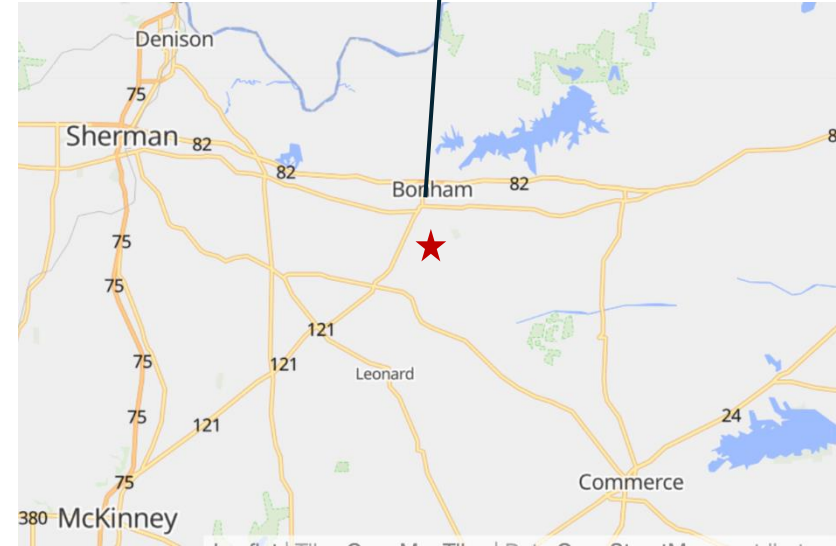
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DEMOGRAPHICS | TRAFFIC



Demographics

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



Subject Property



Average Daily Traffic Volume

	Traffic Count Per Dat	Miles From Subject	% Increase From 2024
121 / Willow St.	10,080	.03	8.8%

Source: 2025 CoStar Group / Traffic 2025



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PHOTOS



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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

Rockhill Commercial Real Estate

LICENSE NO.

9015723

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DESIGNATED BROKER OF FIRM

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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:** _____