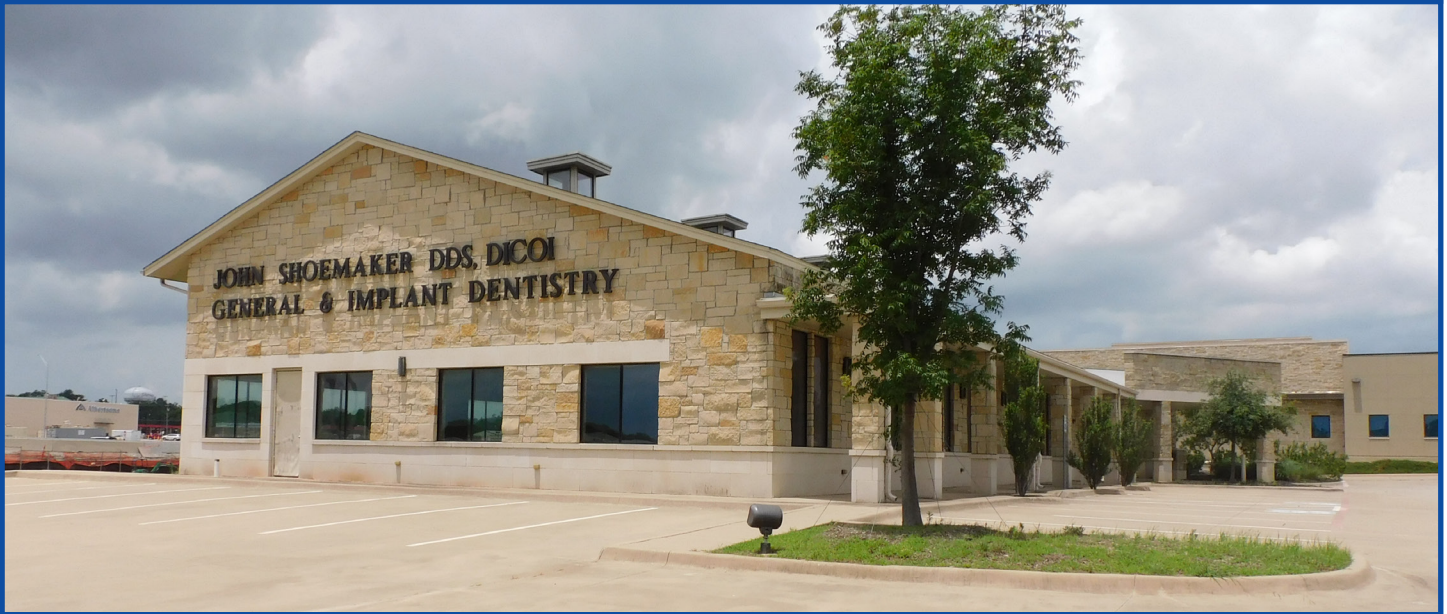


PrestonBend

REAL ESTATE

FOR LEASE

1609 North US Highway 75 Suite 100, Sherman, Texas



OVERVIEW

- Total Building Size: 5,778 SF
- Available Suite:
 - #100 - 2,650 SF
- Lot Size: 0.659 AC
- Year Built: 2015
- Zoning: C-2 General Commercial
- Lease Rate: Please Inquire

PROPERTY DETAILS

Highly visible 2,650 SF lease opportunity on US-75 frontage. Located in a striking modern building built in 2015, Suite 100 combines premium visibility, easy access, and strong professional appeal. Currently in shell condition, the space offers potential for medical, dental, office, or a variety of general commercial uses. Benefit from excellent exposure along a major traffic corridor, quality construction, and a sought-after central Sherman location positioned for business growth and client convenience.



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REAL ESTATE

PROPERTY DETAILS

1609 North US Highway 75 Suite 100, Sherman, Texas



- 2,650 SF Shell-condition suite
- Easy access onto and off of US-75
- Exceptional business visibility



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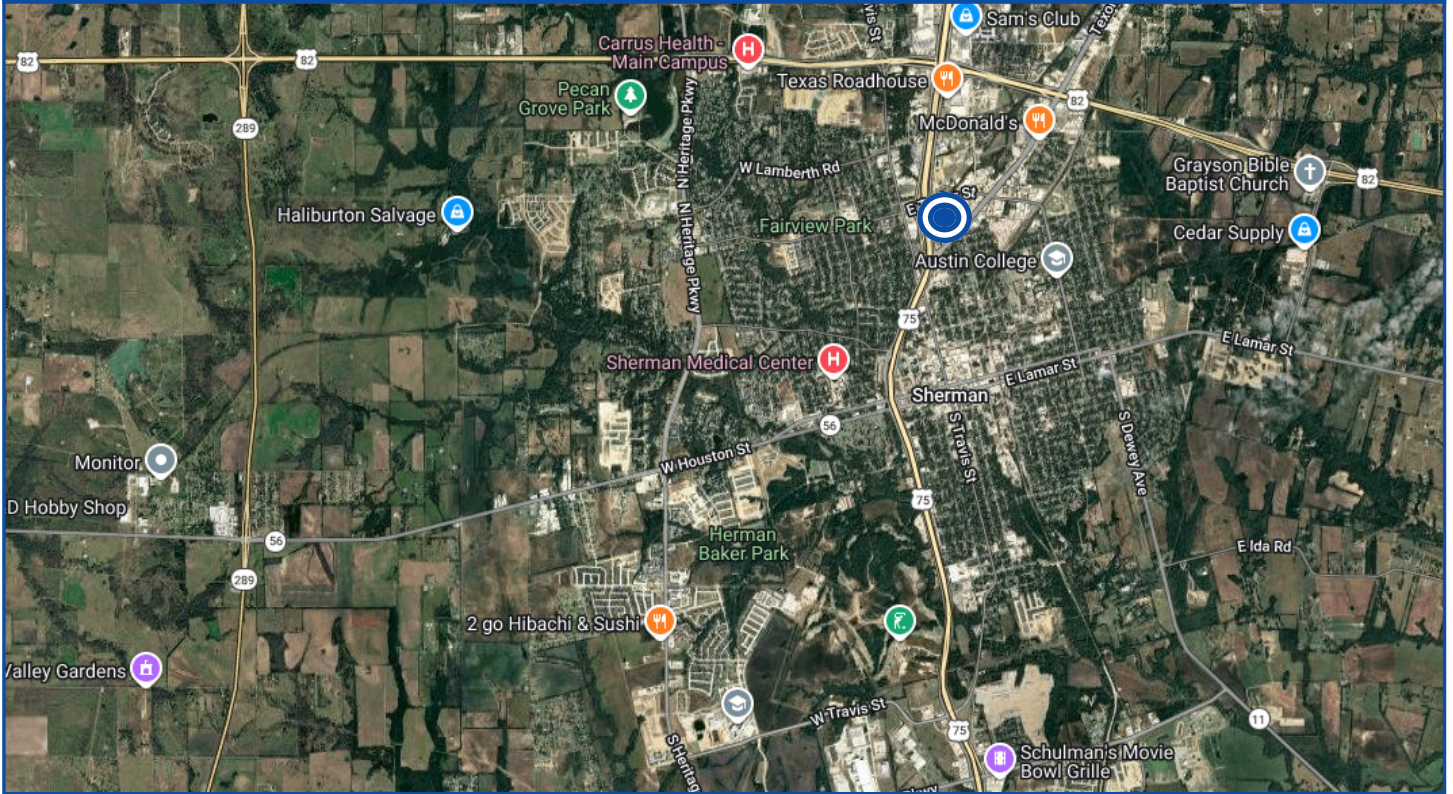
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REAL ESTATE

LOCATION INFORMATION

Sherman, Texas



Sherman is a thriving city known for its prestigious institutions like Austin College and Grayson College, a vibrant arts community, and its role as the retail hub of far North Texas and Southern Oklahoma. The city is gaining national attention as a center for advanced manufacturing, with Texas Instruments investing \$30 billion in a four-factory semiconductor campus - set to be the largest electronics production facility in Texas - and GlobiTech building a \$5 billion silicon wafer plant. This unprecedented growth is fueling rapid expansion in housing, retail, and services, with Sherman's population projected to double in the next five years.



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