

MULTI-TENANT OFFICE BUILDING
FOR SALE

ONE GRAND CENTRE

AN ADDRESS THAT SPEAKS OF PRESTIGE

1800 TEAGUE DR.
SHERMAN, TX 75090

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OFFERING SUMMARY

ADDRESS	1800 Teague Dr. Sherman TX 75090
COUNTY	Grayson
MARKET	North DFW
BUILDING SF	80,448 SF
NET RENTABLE AREA (SF)	68,409
LAND ACRES	1.43
LAND SF	62,291 SF
YEAR BUILT	1982
YEAR RENOVATED	2020
APN	157353

INVESTMENT SUMMARY

As a landmark of the Sherman professional landscape, this premier office asset features a resilient and diverse tenant profile, ranging from growing local businesses to established regional service providers.

The property offers flexible suite configurations ranging from executive offices to full-floor layouts, creating broad tenant appeal and strong occupancy potential. It also includes an on-site conference facility, 220 parking spaces and 24/7 secure access. With immediate access to Texoma Parkway, Tenants are only minutes away from Sherman's vibrant retail and dining corridor. In addition, easy access to US-75 provides excellent connectivity to DFW its 8.3 million inhabitants.

Don't miss this opportunity to invest in a property that combines functionality, convenience, and strategic positioning to deliver exceptional return on investment.



FINANCIAL SUMMARY

PRICE	Call Broker For Pricing
OCCUPANCY	73%
NOI (CURRENT)	\$395,575
NOI (Pro Forma)	\$583,419

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	6,092	37,285	52,983
2026 Median HH Income	\$43,749	\$55,852	\$59,770
2026 Average HH Income	\$66,054	\$80,400	\$85,746



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Welcome to
One
Grand
Centre



- [Property Description](#)
- [Property Features](#)
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- [Business Map](#)
- [Top Employers Map](#)
- [Aerial Map](#)
- [Distance Map](#)
- [Stacking Plan](#)
- [Parcel Map](#)
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ONE GRAND CENTRE

PROPERTY FEATURES

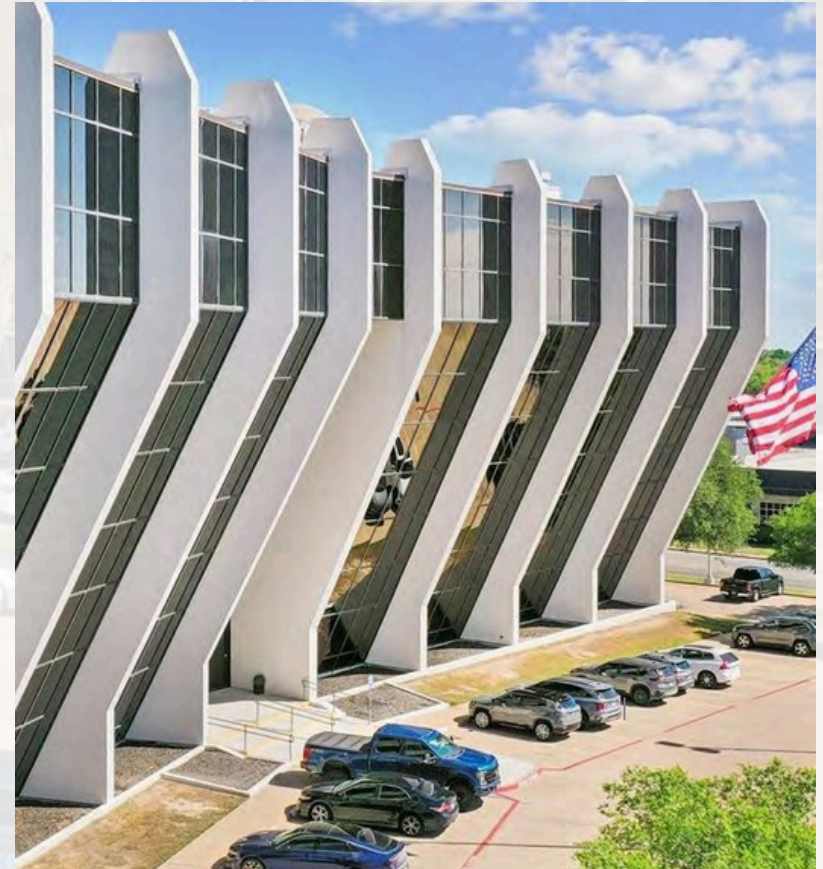
NUMBER OF TENANTS	74
BUILDING SF	80,448
NET RENTABLE AREA (SF)	68,409
LAND SF	62,291
LAND ACRES	1.43
YEAR BUILT	1982
YEAR RENOVATED	2020
# OF PARCELS	1
ZONING TYPE	C-1
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	5
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	220
PARKING RATIO	3.22
TYPICAL FLOOR SF	13,682
BUILDING FAR	1.10
CORE FACTOR	30%
NUMBER OF INGRESSES	3
NUMBER OF EGRESSSES	3
ADA COMPLIANT	Yes
ELEVATOR	2
CEILING HEIGHT	13'
OPPORTUNITY ZONE	Yes

CONSTRUCTION

FOUNDATION	Concrete Slab
FRAMING	Steel
PARKING SURFACE	Asphalt
LANDSCAPING	Professional

TENANT INFORMATION

LEASE TYPE	NNN & FS
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24 Hour Access

Enjoy the freedom to come and go on your schedule with 24-hour building access, offering unmatched convenience, flexibility, and productivity.



On-Site Property Management

Experience a seamless workday with onsite property management and maintenance, delivering prompt support, proactive upkeep, and a consistently professional office environment.



Conference Facilities

Elevate productivity and professionalism with onsite conference facilities, offering convenient, fully equipped spaces for meetings, presentations, and collaboration.



Fiber Optic Internet Available

Power your business with fiber optic connectivity, offering ultra-fast, reliable internet for seamless operations and future-ready performance.



Multiple Floorplan Options Available

Choose the layout that fits your business best with multiple floor plan options, offering flexibility to support your unique needs and growth.



Co-Working Spaces Available

Foster collaboration and flexibility with onsite co-working spaces, providing dynamic, ready-to-use environments for productivity and networking.





1800 TEAGUE DR.
SHERMAN, TX 75090

1
HOUR DRIVE TO
DFW AIRPORT

HIGHER EDUCATION
GRAYSON COLLEGE
AUSTIN COLLEGE

5
STORIES



250,000
MEDIAN HOME
VALUE



EXCEPTIONAL
LOCATION

80,448
SQUARE FEET

NEARBY
LAKE TEXOMA
&
CHOCTAW
CASINO

STRONG TENANT
MIX
WITH UPSIDE
INVESTMENT
OPPORTUNITY



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Grayson County

The narrative of Sherman and Grayson County is no longer one of steady growth—it is a story of total transformation. This region has evolved from a quiet North Texas enclave into a global high-tech manufacturing epicenter, representing the ultimate "Flight to Quality" for commercial capital.

Highway Infrastructure: Directly served by US-75 (the primary North-South artery from Dallas) and US-82. A major \$600M+ expansion is currently widening U.S. 75 to six lanes to accommodate rapid regional growth.

Future Mobility: The proposed Grayson County Tollway will extend the Dallas North Tollway directly into the county, providing a high-speed alternative for commuters and commercial freight.

Air & Rail: Home to the North Texas Regional Airport (9,000-ft runway) and served by major rail providers like BNSF and Union Pacific.



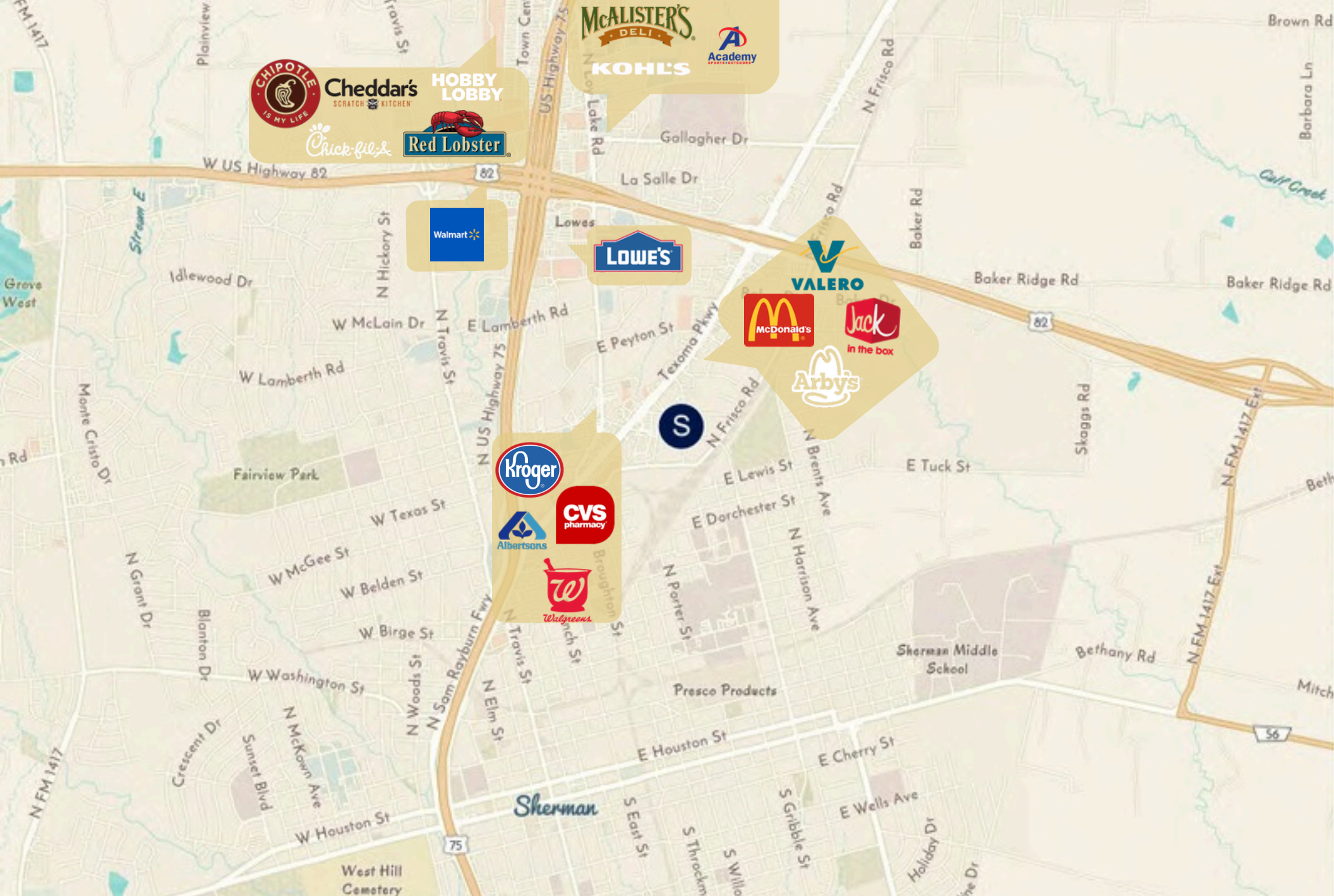
City of Sherman, TX

Sherman is currently undergoing a historic pivot from a regional manufacturing center to a global high-tech hub, positioning it as one of the most compelling "Flight to Quality" narratives in the United States.

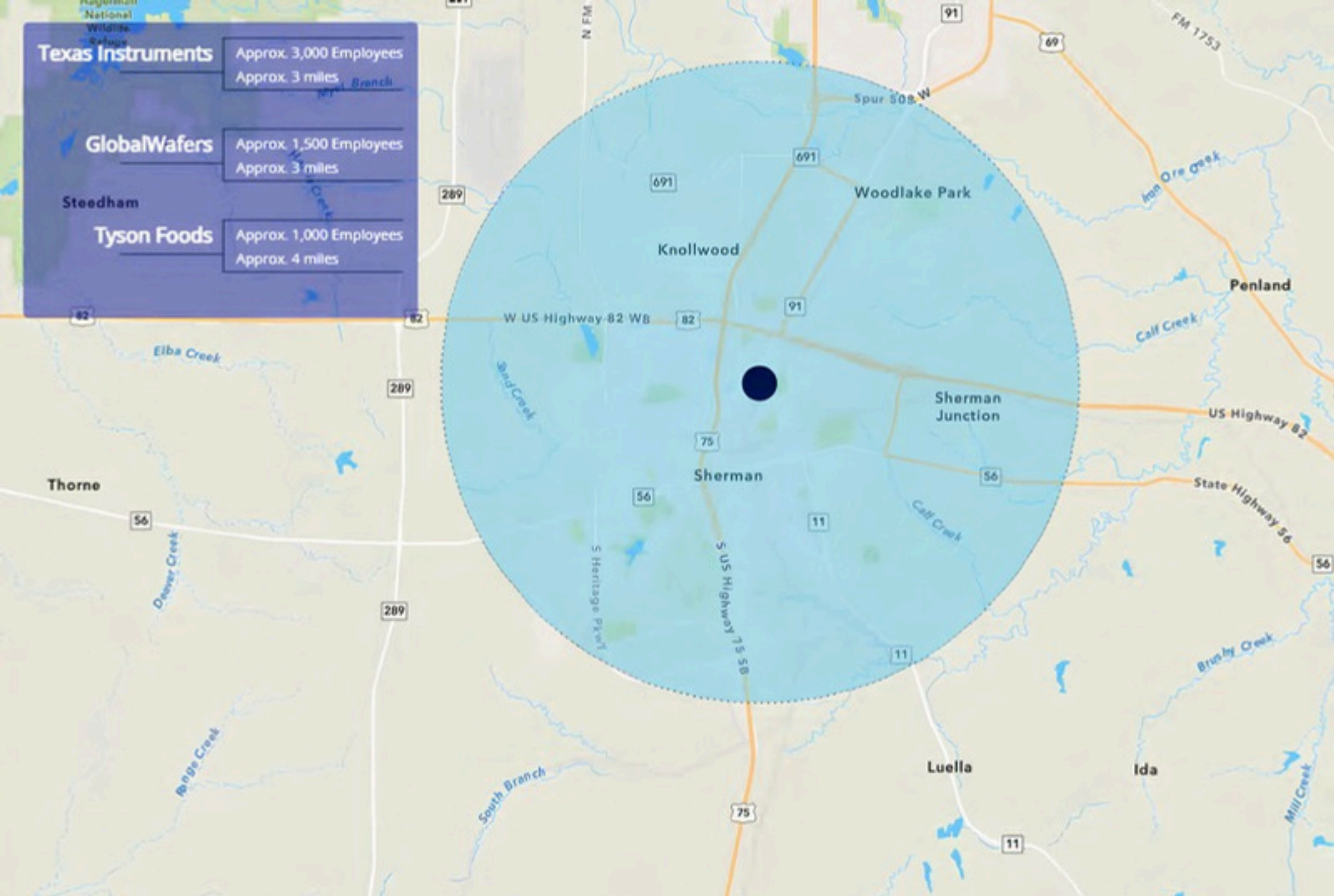
Sherman is currently the site of the largest private-sector economic development project in Texas history. This massive influx of capital has fundamentally shifted the market from local service to global industrial.

\$35 Billion Tech Anchor: The historic commitment by Texas Instruments (\$30B+) and GlobalWafers (\$5B) has cemented Sherman as a critical link in the global semiconductor supply chain.



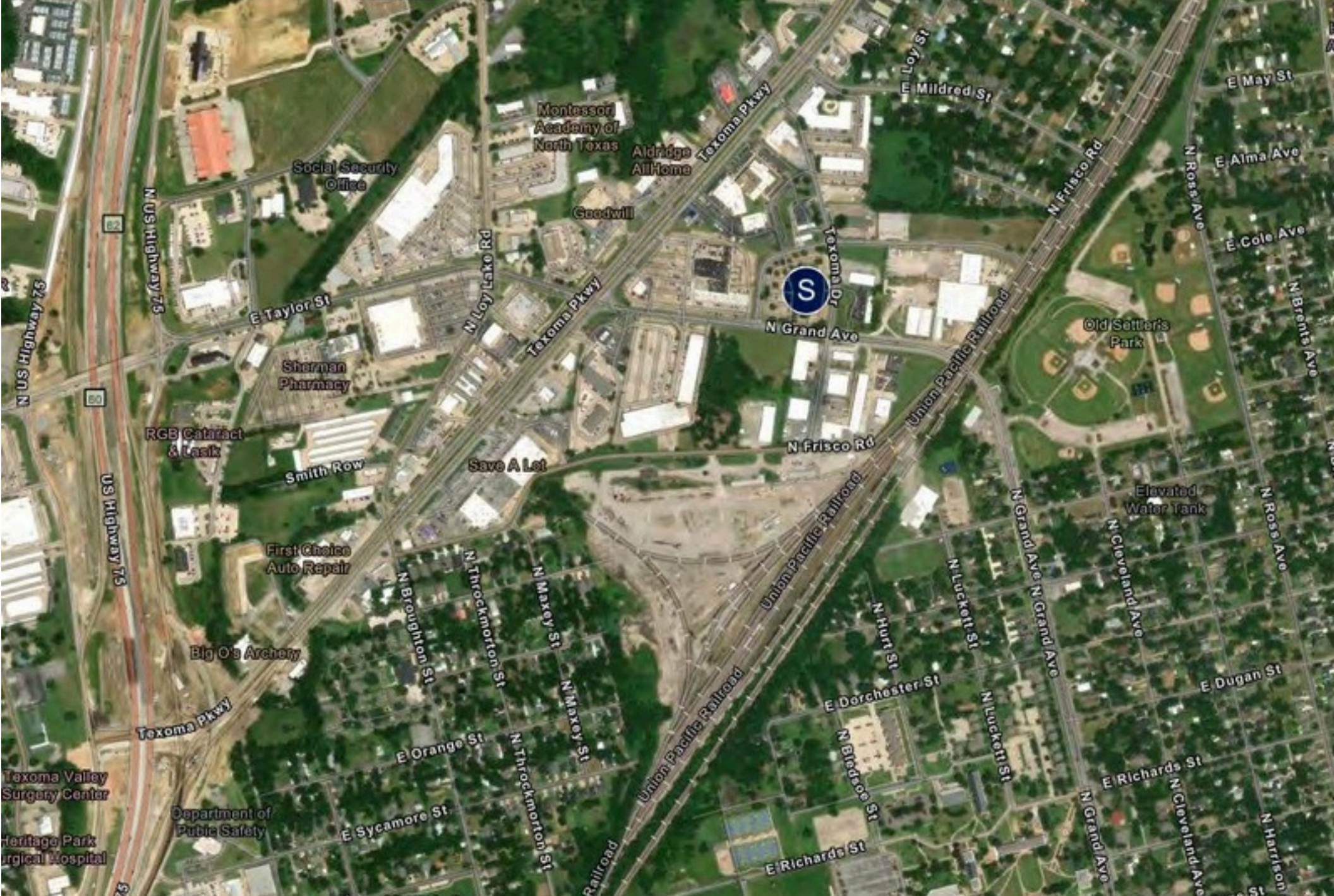


Texas Instruments	Approx. 3,000 Employees Approx. 3 miles
GlobaWafers	Approx. 1,500 Employees Approx. 3 miles
Steedham	
Tyson Foods	Approx. 1,000 Employees Approx. 4 miles



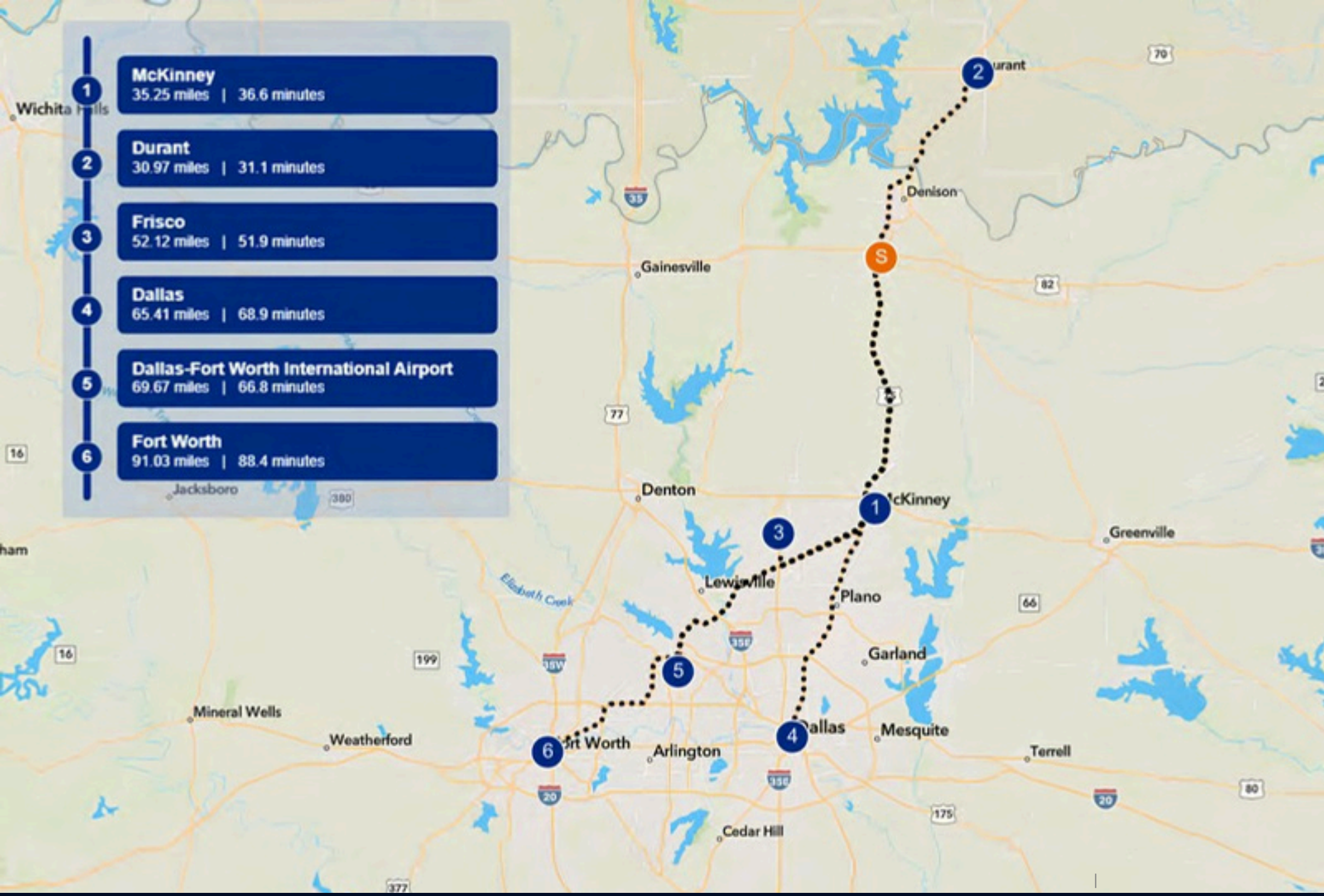
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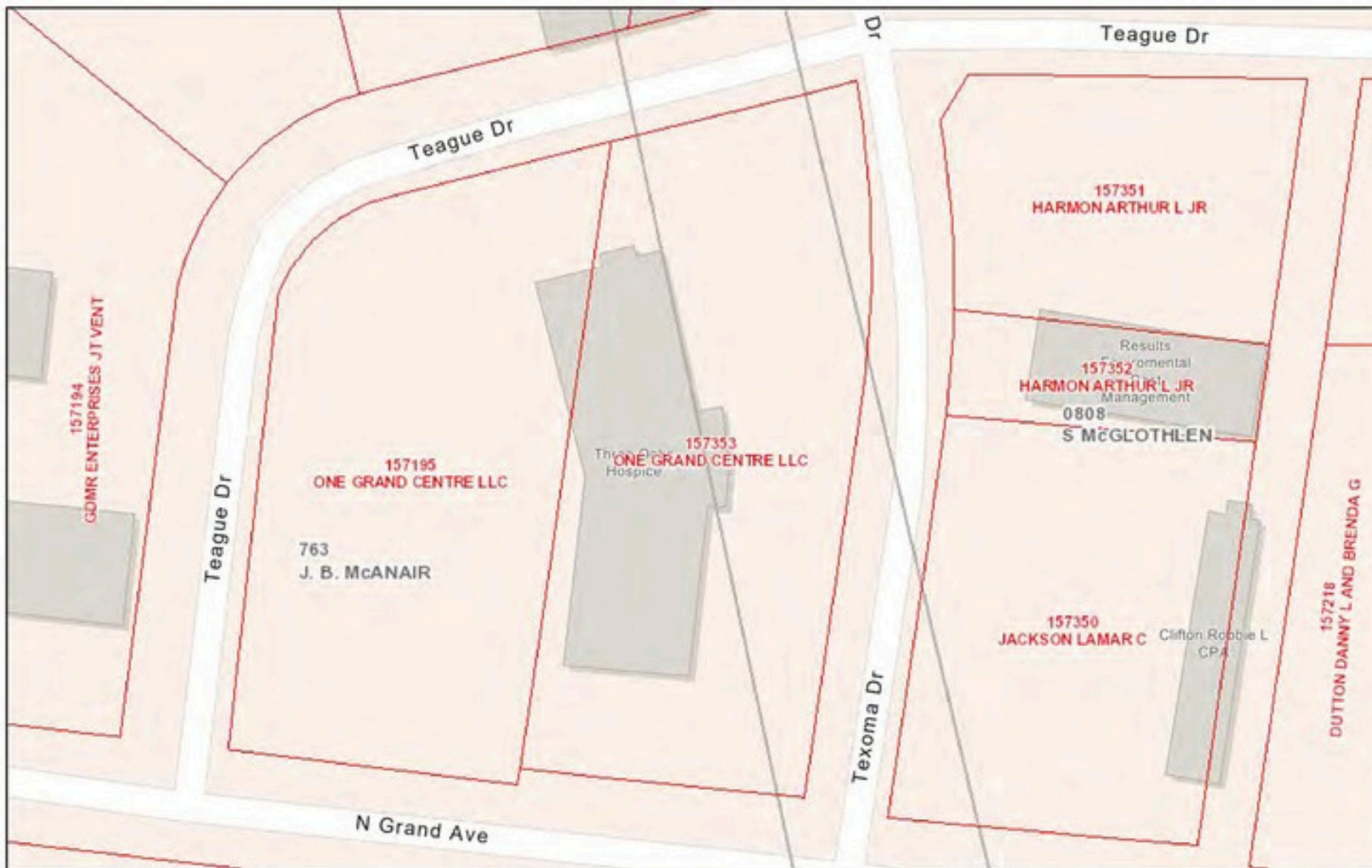
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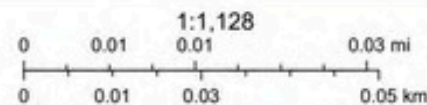
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Grayson CAD Web Map



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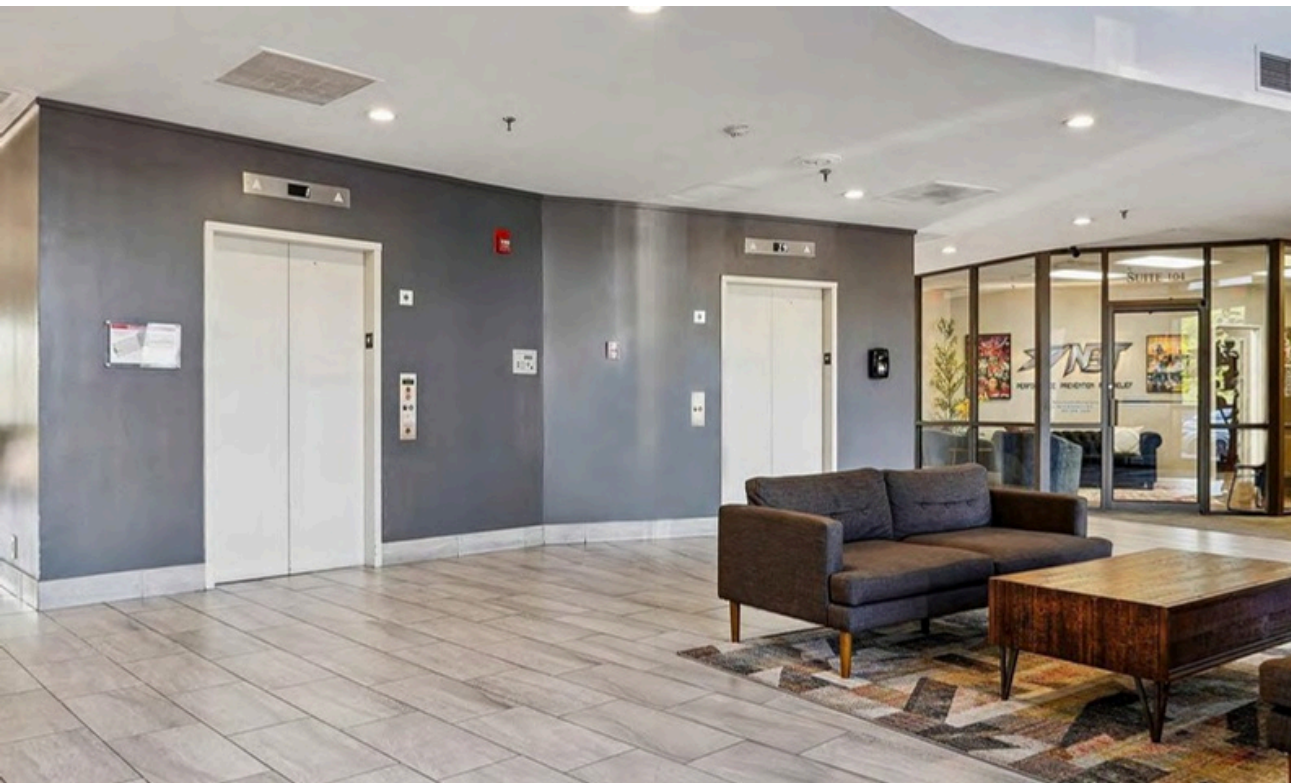
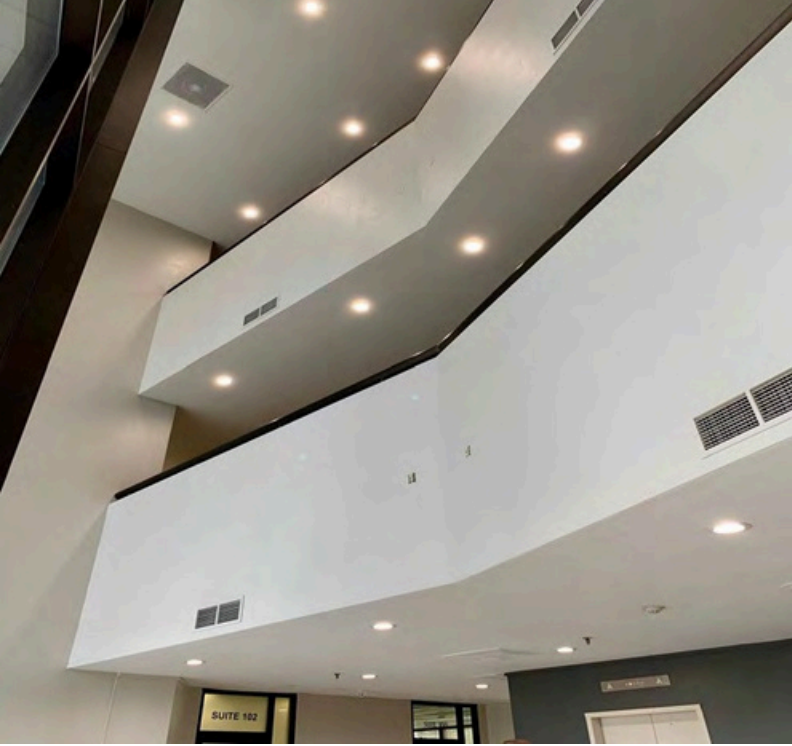
- Abstracts
- Parcels

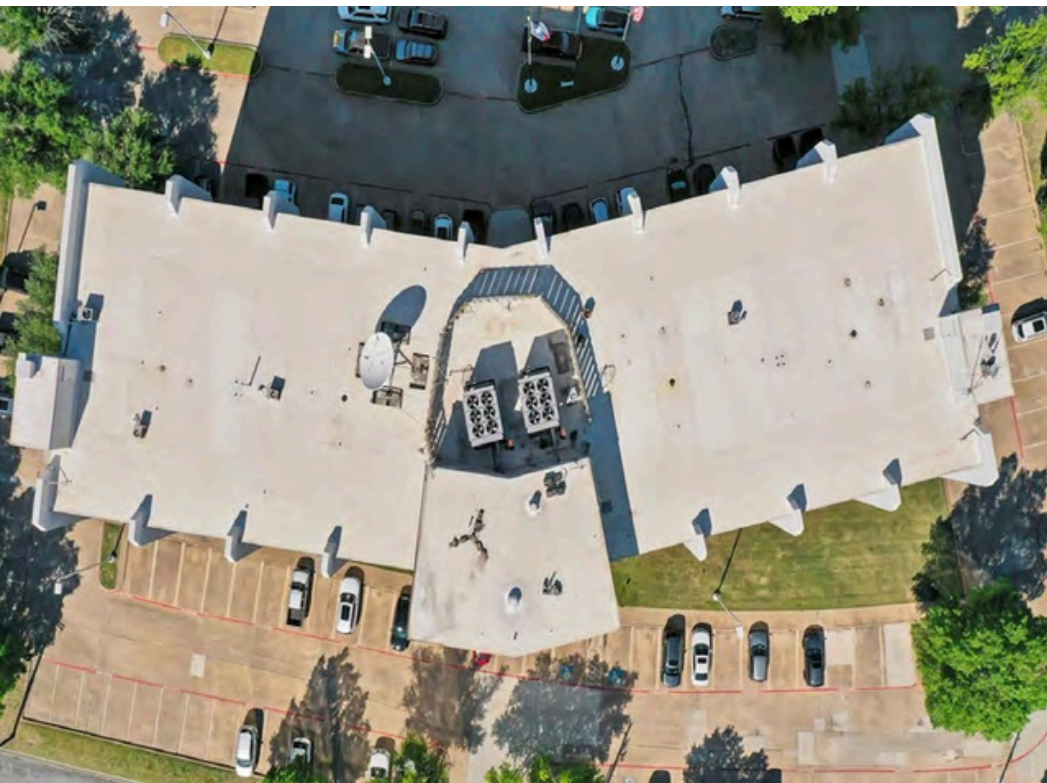


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Grayson County Appraisal District, BIS Consulting - www.bisconsulting.com

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Information About Brokerage Services

Texas law requires all real estate licensees 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 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.

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 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.

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.

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.

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Sales Agent/Associate's Name	LicenseNo.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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DISCLAIMER

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*Exclusively
Marketed by:*

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