

815 E Pecan Grove Rd
SHERMAN, TX



Medical Office Investment Opportunity

OFFERING MEMORANDUM

Offering Overview

815 Pecan Grove Rd – 5,250 Medical Office Building



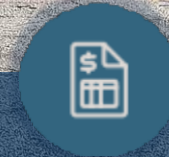
5,250± SF
Offering GLA



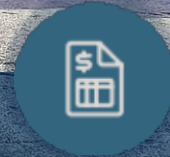
.96 ± AC
Land Area



\$1,350,000
Price



\$109,725
Pro Forma NOI
(Year 1)



8.13%
Pro Forma Yield
(Year 1)

Investment Highlights

815 E Pecan Grove Rd



Sherman
CLASSIC TOWN. BROAD HORIZON.



Executive Summary

This 5,250-square-foot medical office building is located in a high-visibility healthcare corridor. Purpose-built for medical use, the building includes multiple exam rooms, private offices, reception and waiting areas, procedure rooms, and storage, supported by modern infrastructure. Dedicated patient access and ample on-site parking ensure convenience for both staff and visitors.

The property is secured by a lease with a medical tenant that no longer occupies the premises but remains contractually obligated through February 28, 2027, paying \$120,406 annually in equal monthly installments of \$10,033. This provides stable, predictable income over the remaining lease term.

The property benefits from access to adjacent excess land that may be subdivided and sold to another user for a variety of potential uses; however, such land is not included in this Offering Memorandum. Strong surrounding demographics, proximity to major hospitals, and convenient access to regional transportation corridors further support the site's positioning as a premier healthcare and professional office location.

Highlights

- **Building Size:** 5,250 SF
- **Building Type:** Office/Medical
- **Existing Lease:** Tenant obligated through February 28th, 2027, paying \$120,406 annually (\$10,033/month)
- **Total Land:** .092 acres, with access to additional adjacent land that may be subdivided and sold to another user for multiple potential uses (not included in this Offering)
- **Zoning:** C-1 Commercial
- **Access:** Superb Highway Access
- **Traffic Counts:** 16,000+ VPD on Loy Lake

Market Aerial

City of Sherman



Proforma

815 E Pecan Grove Rd



Year Month	2027 Jan	2027 Feb	2027 Mar	2027 Apr	2027 May	2027 Jun	2027 Jul	2027 Aug	2027 Sep	2027 Oct	2027 Nov	2027 Dec	2027 Total	2028 Total	2029 Total	2030 Total
Rental Income																
Tenant	9,625	9,625	9,625	9,625	9,625	9,625	9,625	9,625	9,625	9,625	9,625	9,625	115,500	118,965	122,534	126,210
Total Rental Income	9,625	9,625	9,625	9,625	9,625	9,625	9,625	9,625	9,625	9,625	9,625	9,625	115,500	118,965	122,534	126,210
NNN Income																
Tenant	2,829	2,829	2,829	2,829	2,829	2,829	2,829	2,829	2,829	2,829	2,829	2,829	33,945	34,963	36,012	37,092
Total NNN Income	2,829	2,829	2,829	2,829	2,829	2,829	2,829	2,829	2,829	2,829	2,829	2,829	33,945	34,963	36,012	37,092
Total Income	12,454	12,454	12,454	12,454	12,454	12,454	12,454	12,454	12,454	12,454	12,454	12,454	149,445	153,928	158,546	163,302
EXPENSES																
Insurance Expense	942	942	942	942	942	942	942	942	942	942	942	942	11,304	11,643	11,992	12,352
Landscaping and Groundskeeping	300	300	300	300	300	300	300	300	300	300	300	300	3,600	3,708	3,819	3,934
Property Management Fees	481	481	481	481	481	481	481	481	481	481	481	481	5,775	5,948	6,127	6,310
Property Taxes	1,587	1,587	1,587	1,587	1,587	1,587	1,587	1,587	1,587	1,587	1,587	1,587	19,041	19,612	20,200	20,806
Total Expenses	3,310	3,310	3,310	3,310	3,310	3,310	3,310	3,310	3,310	3,310	3,310	3,310	39,720	40,911	42,139	43,403
Net Operating Income	9,144	9,144	9,144	9,144	9,144	9,144	9,144	9,144	9,144	9,144	9,144	9,144	109,725	113,017	116,407	119,899

Proforma Notes

- Initial lease rate assumed at \$22.00/SF
- 3% annual rent increase, commencing in Year 2
- Property management fees calculated at 5.0% of base rental income, not included in NNN calculation
- Operating expenses (including insurance, landscaping/groundskeeping, and property taxes) are assumed to grow at 3% annually





PECAN GROVE OFFICE BUILDING

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