
PrestonBend

REAL ESTATE

FOR LEASE

2925 North Travis Street, Sherman, Texas 75092



OVERVIEW

- Total SF Available: 1,090 SF
- Total Lot Size: 0.221 AC
- Year Built: 1950
- Year Renovated: 2024
- Zoning: C-1 Commercial
- Lease Rate: \$15.00/SF + NNN

PROPERTY DETAILS

Move-in ready 1,090 SF office space available for lease in Sherman. Recently remodeled, this office offers a fresh, professional environment with commercial zoning along one of the city's busiest thoroughfares. Situated on a prominent corner lot, the property features excellent visibility, convenient rear parking, a privacy-fenced yard, and easy access for employees and clients. Ideal for professional offices, service businesses, or other commercial users seeking a highly visible, turnkey location. Contact us today for more details!



prestonbendre.com

Al Spaulding,
Commercial Agent
972.903.7562
al@prestonbendre.com

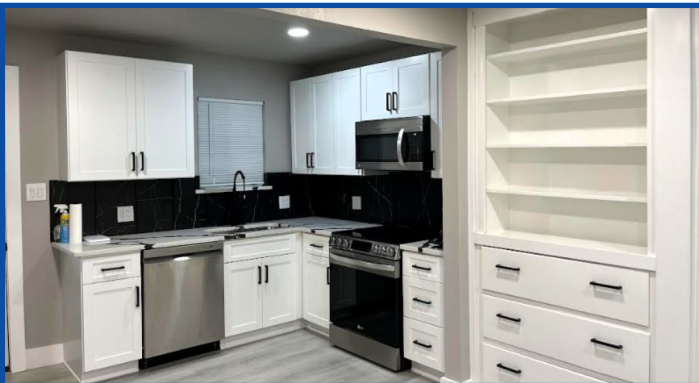
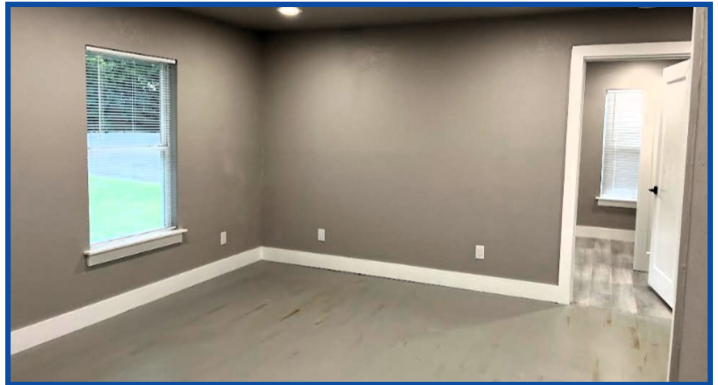
Ashley Lail,
Broker Associate
817.240.3775
ashley@prestonbendre.com

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PROPERTY DETAILS

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- 1,090 SF available
- Corner lot with exceptional visibility
- Privacy-fenced yard
- Rear parking



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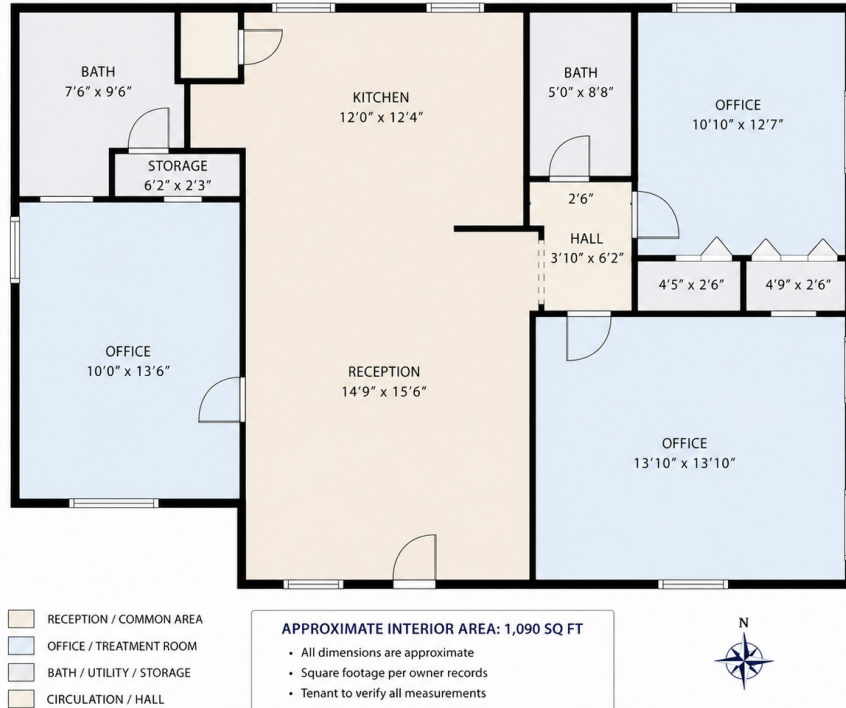
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2925 N TRAVIS STREET, SHERMAN, TX 75090

FLOOR PLAN & DIMENSIONS (APPROXIMATE)



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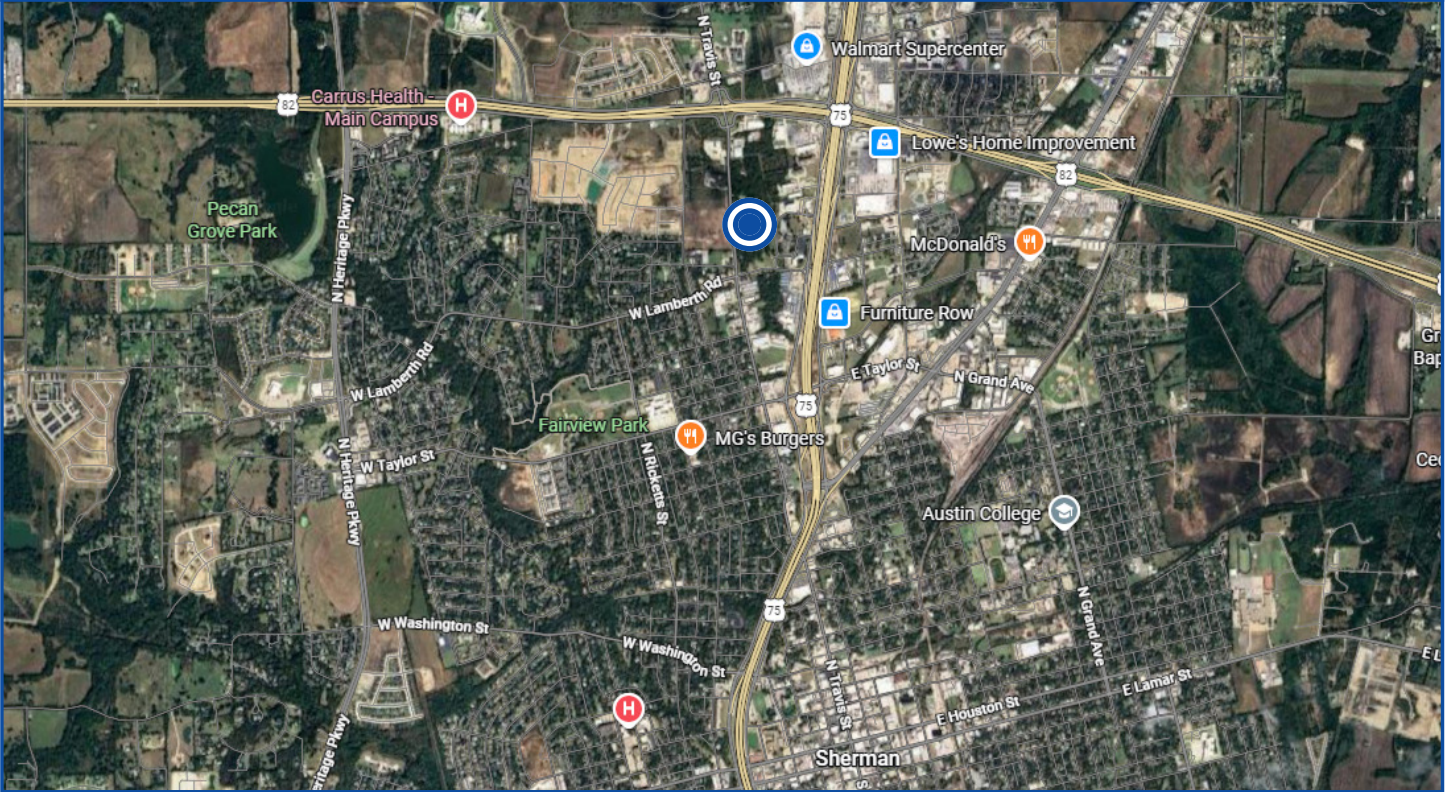
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SITE AERIAL

2925 North Travis Street, Sherman, Texas 75092



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.



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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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