

1600 Texoma Parkway, Sherman, Texas



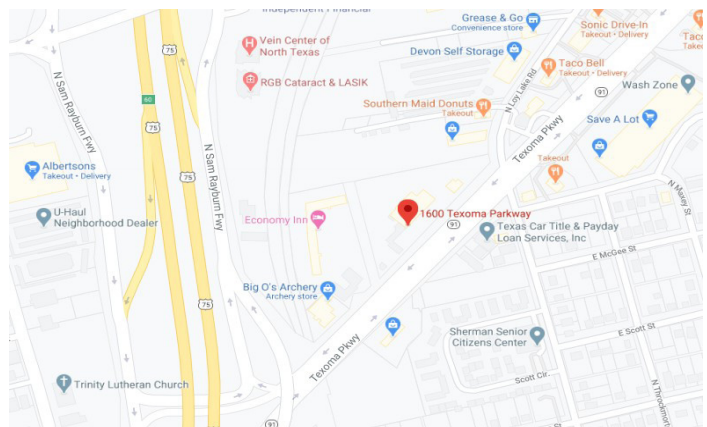
PROPERTY OVERVIEW

Value is in Land! Rare Opportunity to purchase ± 3.4 Acres off busy Texoma Parkway and adjacent to a Medical Office Development with a brand new Surgical Center. Property includes an existing 512 SF building - currently leased until 12/31/2021 for \$14/NNN. This property is ideal for office or flex space. Contact Brokers for Details!

PROPERTY DETAILS

± 3.4 Acres (Pending New Survey)
Price: \$495,000
Bldg: 512 SF
Lease Rate: \$14.00/NNN (\pm \$750/month)
Easy Access to Hwy 75 & Hwy 82

LAND FOR SALE



For More Information, Contact:

Randy Jay, Broker Ashley Lail, Broker
C: (972) 413-0375 C: (817) 240-3775
Randy@prestonbendre.com Ashley@prestonbendre.com

O: 903. 200. 9933

prestonbendre.com