



57,534± AC
Offering GLA



2.11± AC
Land Area



79%
Occupancy



1889-1964
Year Built



Market to Establish
Price

Tenants



Contact

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Overview

200 North Travis (the "Property"), a 57,534± square foot office building **strategically positioned in downtown Sherman**, with **convenient access to US-75**. Initially built in 1889, 200 North Travis has been **a landmark building** in downtown Sherman for over a century and has seen continued improvement and updating over that time.

Investment Highlights

Value-Add Opportunity

- In-place average rents of \$15.10 psf reflect a 10% discount to current market rents of \$16.57 psf
- Leasing of the 12,000 sf of vacancy results in an NOI increase of approximately \$200,000 over the first several years

Strong Credit Anchor Tenancy

- Strong credit anchor tenants including Chase Bank, The Office of the Texas Attorney General, and Federal Marshall's office and Courts
- The building also serves as offices for several local businesses as it is conveniently located and provides a variety of suite sizes and configurations

Significant Capital Improvements

- The building has been in continuous use and well maintained over the last 60 years
- Recent capital improvements include:



New Roof



Full Wet Seal of the building



90% of windows replaced



Modernized Elevators



Updated Fire Alarm Panel



ADA Restroom upgrades

200 North Travis

SHERMAN, TEXAS



Property Aerial

Stack Plan

- Floor 5 | 100.00% Leased
- Floor 4 | 35.03% Leased
- Floor 3 | 47.64% Leased
- Floor 2 | 27.64% Leased
- Mezz | 100.00% Leased
- Floor 1 | 86.47% Leased

