



920 HERITAGE PARKWAY

SHERMAN, TX 75092



\$1,499,000



8,000 sqft

DESCRIPTION

Located in Sherman's rapidly growing corridor, just minutes from new multi-family and single-family home developments and the multi-billion dollar massive expansions of Texas Instruments, Globotech, and Global Wafers. This building, formerly a childcare center, features classrooms, a kitchen, restrooms, and a separate north-side entrance for office or manufacturing use. It offers versatility as an office warehouse, educational center, or flex space. Behind the building, off Quail Run Road, a high-quality storage unit facility is under development. With excellent traffic counts, Heritage Parkway frontage, and over 1.3 acres, this property is a must-see. Seller Financing will be considered.

PROPERTY TYPE: Commercial - Business
MLS STATUS: Active
MLS: 21101757
YEAR BUILT: 1998
COUNTY: Grayson
TRACT OR SUBDIVIION: Chiefs Add Rep Lt 2 &
LIST DATE: 11/09/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 8,000
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 1.37
LOT SIZE (SQFT): 59,677

INTERIOR FEATURES

FLOOR COVERINGS:

- CeramicTile

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- OnSite
- Open

LOT DESCRIPTION:

- Acreage
- Cleared
- Level

ROOF TYPE:

- Metal

SIDING:

- MetalSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- CableAvailable
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Tommi Sue Homuth 

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BROKERED BY: Tracy Realty

century21judgefite.com

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