

CENTURY 21[®]

Judge Fite Company



205 & 207 E HOUSTON STREET

SHERMAN, TX 75090



\$799,000



4,950 sqft

DESCRIPTION

Historic Downtown Sherman Loft Retail Space One Block Off the Square Step into the heartbeat of Historic Downtown Sherman with this rare mixed-use live work property, located just one block off the iconic Sherman Square in the county seat of booming Grayson County. If you've ever dreamed of Loft Living with a retail storefront below, or owning a property that pulls in income producing revenue while you live above this one delivers the lifestyle and the investment upside. The upper-level loft is everything people love about authentic urban living Exposed brick walls Open concept layout Two generous bedrooms Two full baths Large private back patio perfect for entertaining or quiet evenings All-seasons room ideal for a home office, yoga space, creative studio, or the greenhouse paradise you've always wanted Downstairs, the street-level retail commercial space sits in one of Sherman's fastest-growing pedestrian corridors—surrounded by restaurants, boutiques, coffee shops, entertainment, and the soon-to-launch developments reshaping Downtown Sherman. This is prime territory for: Boutique retail, coffee shop, gallery, salon, studio, design office, Airbnb check-in, or long-term commercial tenant opportunities. Whether you're an entrepreneur chasing a live-here, work-here lifestyle... An investor looking for Sherman commercial real estate with strong rental potential Or someone craving the charm of historic loft living in a walkable downtown district This building checks every box

PROPERTY TYPE: Commercial - Business

MLS STATUS: Active

MLS: 21125507

YEAR BUILT: 1900

COUNTY: Grayson

TRACT OR SUBDIVIION: Otp Sherman

LIST DATE: 12/04/2025

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800.451.8055

AREA:

SQUARE FEET: 4,950

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.07

LOT SIZE (SQFT): 3,092

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- Concrete
- CeramicTile
- Laminate

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- AlleyAccess

ROOF TYPE:

- Flat

SIDING:

- Brick

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- CableAvailable
- ElectricityAvailable
- ElectricityConnected
- NaturalGasAvailable
- SewerAvailable
- SeparateMeters
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

SECURITY FEATURES:

- SmokeDetectors

COMMUNITY:

- Curbs
-

LISTED BY: Lisa Hitchcock 

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BROKERED BY: Easy Life Realty