



1700 GALLAGHER DRIVE
SHERMAN, TX 75090



\$1,200,000



4,397 sqft

DESCRIPTION

Exceptional opportunity to acquire a purpose built medical office offering turnkey functionality for an investor or owner occupant. Whether you're expanding, relocating, or launching a new practice, this property delivers the ideal combination of accessibility, visibility, and professional efficiency. Centrally located in Sherman, TX, between US Highway 75 and Texoma Parkway, the building benefits from traffic exposure and ease of access, offering convenience for both patients and staff in one of the area's fastest growing corridors. Ideal for medical, dental, or wellness practices, the first floor features 6 exam rooms, 3 private offices, X-Ray room with leaded walls and appropriate power, dedicated nurses' station, comfortable lobby and waiting area, separate check-in and check-out stations, while the second floor offers ample storage for supplies or files and a spacious break room area. The building is well equipped with a drive through awning, spray foam insulation, tankless hot water and efficient natural gas systems.

PROPERTY TYPE: Commercial - Office
MLS STATUS: Active
MLS: 21145004
YEAR BUILT: 2006
COUNTY: Grayson
TRACT OR SUBDIVIION: Center At Gallagher Drive
LIST DATE: 01/05/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 4,397
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.52
LOT SIZE (SQFT): 22,651

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Covered
- Driveway
- OnSite
- ParkingLot

ROOF TYPE:

- Composition

SIDING:

- Rock
- Stone

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- EnergyStarQualifiedEquipment
- NaturalGas

UTILITIES:

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

LISTED BY: Clay Gilbert 

ADDITIONAL PROPERTY DETAILS

BROKERED BY: C-21 DEAN GILBERT, REALTORS

COMMUNITY:

- Curbs

century21judgefite.com

each office is independently owned and operated