

CENTURY 21[®]

Judge Fite Company



815 PECAN GROVE ROAD E

SHERMAN, TX 75090



\$1,350,000



5,250 sqft

DESCRIPTION

Bluestone Partners is pleased to exclusively offer for sale this premier 5,250-square-foot medical office building — an exceptional investment or owner-user opportunity. Strategically located in a high-visibility area, this well-maintained facility is purpose-built for medical use and ideally suited for a wide range of healthcare practices. The building features a flexible layout that accommodates multiple exam rooms, private offices, reception and waiting areas, procedure rooms, and ample storage. Modern infrastructure supports clinical operations, with high-speed connectivity and dedicated patient access. Ample on-site parking ensures convenience for patients and staff alike, while the surrounding area offers strong demographics, nearby hospitals, and easy access to major transportation routes. Whether you're looking to expand your medical practice or invest in a high-demand asset class, this offering delivers immediate functionality and long-term value.

PROPERTY TYPE: Commercial - Office

MLS STATUS: Active

MLS: 21152465

YEAR BUILT: 1985

COUNTY: Grayson

TRACT OR SUBDIVIION: Texoma Dermatology Clinic Add

LIST DATE: 01/14/2026

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800.451.8055

AREA:

SQUARE FEET: 5,250

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.91

LOT SIZE (SQFT): 39,857

INTERIOR FEATURES

FLOOR COVERINGS:

- LuxuryVinylPlank

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Asphalt

ROOF TYPE:

- Shingle

SIDING:

- Brick

FOUNDATION:

- Other

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- SewerAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Will McDougal 

PHONE: 903.813.1415

BROKERED BY: Bluestone Partners, LLC

century21judgefite.com

each office is independently owned and operated