

CENTURY 21[®]

Judge Fite Company



115 S TRAVIS STREET

SHERMAN, TX 75090



\$2,500,000



36,564 sqft

DESCRIPTION

Step into the past with this iconic Kelly Square and it's expansive views of Downtown Sherman, just across from the Grayson County Courthouse. Built in 1870, this is a canvas awaiting your vision, having been taken down to the studs and primed for a complete remodel. Original features abound, including metal tile ceilings that echo the building's storied history. Spanning three floors, with an elevator, the possibilities for this space are endless. The 1st floor is ideal for retail, offering lease opportunities that could thrive in this prime location. The 2nd floor could house a restaurant and piano bar. The 3rd floor has the potential for lofts and offices. Lots of parking behind the building. Dream big, as the city may extend its support through grants for certain upgrades, adding an extra layer of opportunity to your venture. Seize the chance to revive and reimagine this historic gem. Embrace the charm, the history, and make your mark in the heart of Sherman's downtown!

PROPERTY TYPE: Commercial - Business
MLS STATUS: Active
MLS: 21220890
YEAR BUILT: 1870
COUNTY: Grayson
TRACT OR SUBDIVIION: Otp Sherman
LIST DATE: 03/31/2026

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800.451.8055

AREA:
SQUARE FEET: 36,564
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.47
LOT SIZE (SQFT): 20,420

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- AlleyAccess
- Assigned
- Asphalt
- Concrete
- Lighted
- OnSite
- OffStreet
- ParkingLot
- OnStreet

LOT DESCRIPTION:

- HistoricDistrict

ROOF TYPE:

- Other

SIDING:

- Brick

FOUNDATION:

- PillarPostPier

UTILITIES

HEATING/COOLING:

- Central
- NaturalGas
- Solar

UTILITIES:

- NaturalGasAvailable
- SewerAvailable
- SeparateMeters
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- Curbs
 - Sidewalks
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LISTED BY: Layla Fain 

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BROKERED BY: Easy Life Realty