TEXAS RETINA

715 E Taylor St.
Sherman, TX 75090

MedCore

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FOR LEASE

BUILDING SIZE
6,978 SF

AVAILABLE SF
3,716 SF

PARKING SPACES
4 / 1,000 RSF

PROPERTY OVERVIEW

Texas Retina Sherman is a 6,978 square foot, retail-style medical office building strategically located just off Highway 75, with close proximity to Highway 82 in Sherman, Texas. This prime property offers excellent visibility and accessibility, making it an ideal location for a variety of businesses.

The building is designed to accommodate medical, general office, and retail users, providing flexible space that can meet the needs of a wide range of tenants. Currently, there is one available space totaling 3,716 square feet, offered in white box condition, allowing for easy customization to suit individual business requirements.

With its prime location near key transportation routes and surrounding retail and medical establishments, this property is perfectly positioned to attract high foot traffic and provide convenient access for both clients and employees. Whether you're looking to establish a medical practice, office space, or retail operation, Texas Retina Sherman offers an excellent opportunity to grow your business in a highly sought-after area.
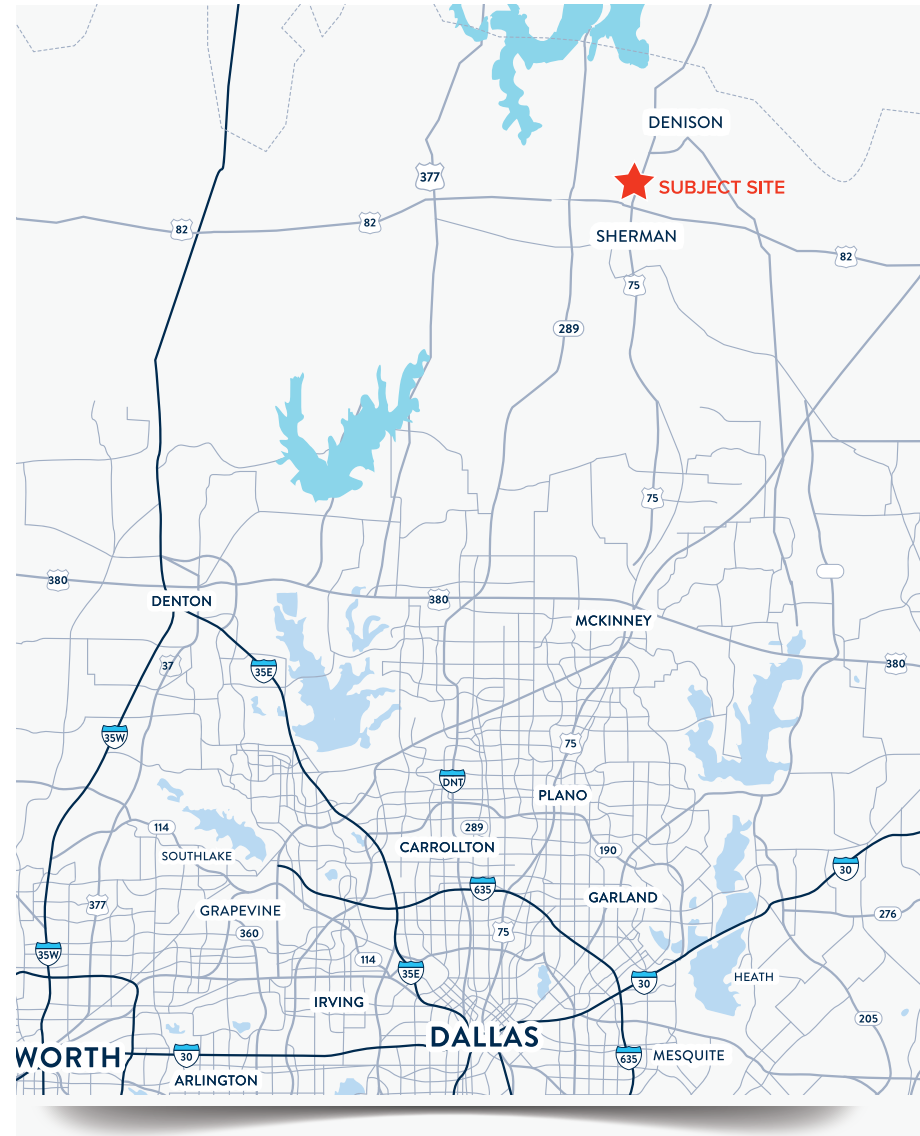
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FEATURES

◉ Building Signage.

◉ Close proximity to Hwy 75 and 82.

◉ White-boxed space.

◉ Great exposure off Taylor Street.
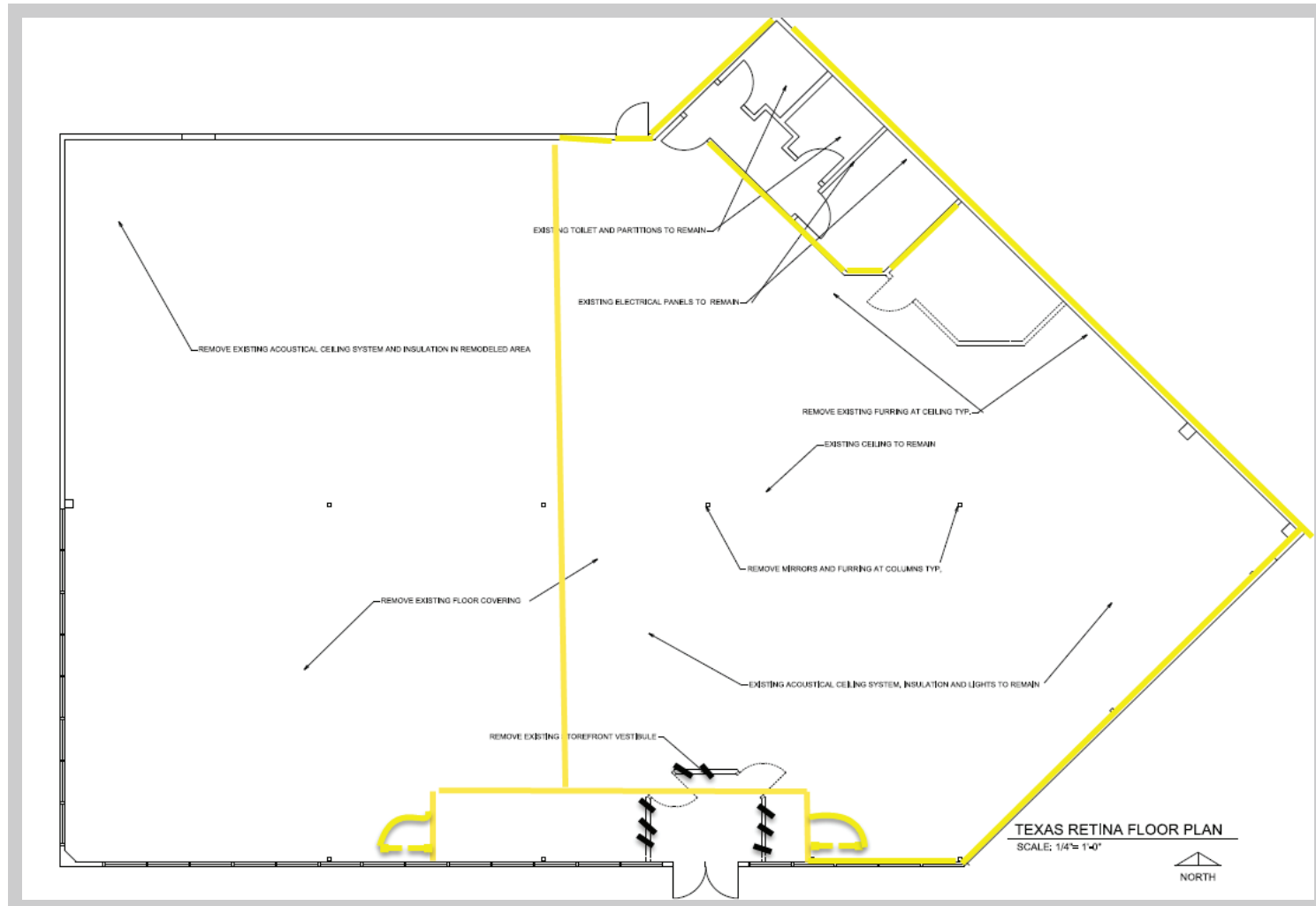

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FOR LEASE

EXISTING TOILET AND PARTITIONS TO REMAIN

EXISTING ELECTRICAL PANELS TO REMAIN

REMOVE EXISTING ACOUSTICAL CEILING SYSTEM AND INSULATION IN REMODELED AREA

REMOVE EXISTING FURRING AT CEILING TYP.

EXISTING CEILING TO REMAIN

REMOVE MIRRORS AND FURRING AT COLUMNS TYP.

REMOVE EXISTING FLOOR COVERING

EXISTING ACOUSTICAL CEILING SYSTEM, INSULATION AND LIGHTS TO REMAIN

REMOVE EXISTING STOREFRONT VESTIBULE

TEXAS RETINA FLOOR PLAN
SCALE: 1/4"= 1'-0"

NORTH

MedCorePartners.com

For More Information!

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:
- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):
- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker; · Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary: · Must treat all parties to the transaction impartially and fairly; · May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writtng not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

MedCore Partners	9004098	kyle@medcorepartners.com	(214) 443-8300
Licensed Broker /Broker Firm Name **or** Primary Assumed Business Name	License No.	Email	Phone
Kyle A. Libby	482468	kyle@medcorepartners.com	(214) 443-8300
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date

2-10-2025