



FOR SALE

SHERMAN TECH CENTER

1111 S SHERMAN STREET | RICHARDSON, TX 75081

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

TABLE OF CONTENTS

3 Executive Summary

4 Property Aerial

5 Floor Plans

9 Site Plan

10 Location Map

11 Site Images



DISCLAIMER

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

EXECUTIVE SUMMARY



Lee & Associates, exclusive market advisor, is pleased to offer to qualified investors Sherman Tech Center ("The Property"), located at 1111 S Sherman Street, Richardson, Texas. It is listed for sale and is 100% occupied. Current tenants include Chill Brothers, Stratus Systems, Pudu Robotics US, and Deshazo. The overall building size is 16,176 SF and sits on 1.34 acres of land. The location is ideal because it sits in the heart of Richardson's business area, near the intersection of Spring Valley Road and US 75, with close proximity to I-635. The current owner recently completed improvements in the last 180 days, including exterior repainting, concrete repairs, and enhanced landscaping.

Historically, the property has demonstrated strong leasing performance. With in-place rental rates below market, there is immediate opportunity to maximize investor returns. Overall, the property represents a coveted opportunity to acquire a flex property positioned in an area of Richardson that is being revitalized.

Property Name	Sherman Tech Center
Address	1111 S Sherman Street, Richardson, TX 75081
NOI Period	5/1/2026 - 4/30/2027 \$146,784
Building Size	16,176 SF
Land Size	1.34 Acres
Year Built	1981
Units	4
Occupancy	100%
Dock-High Doors	1
Drive-In Doors	7
Car Parks	43
Parking Ratio	2.66/1000

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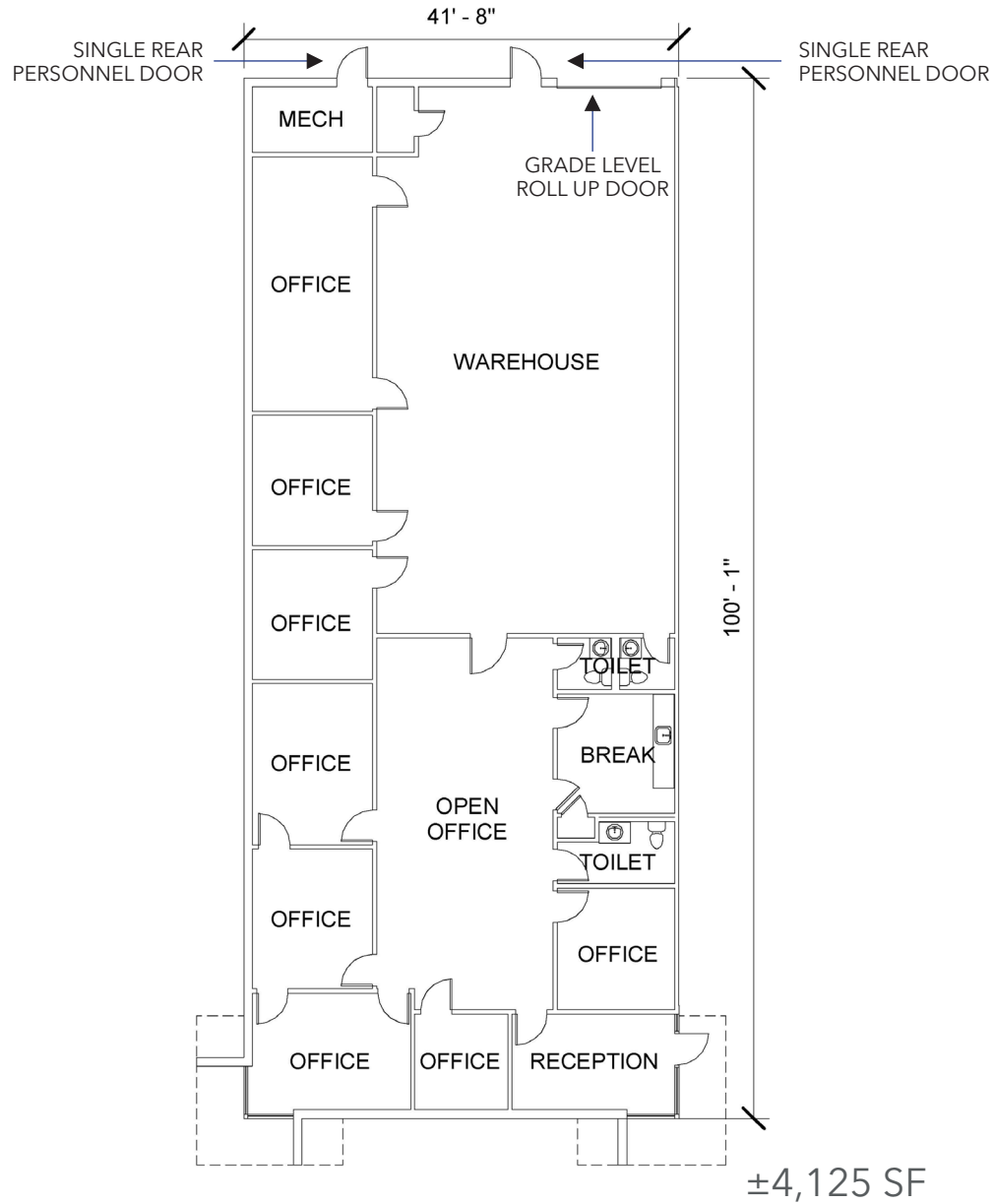
Anna De Jesus
Marketing Specialist



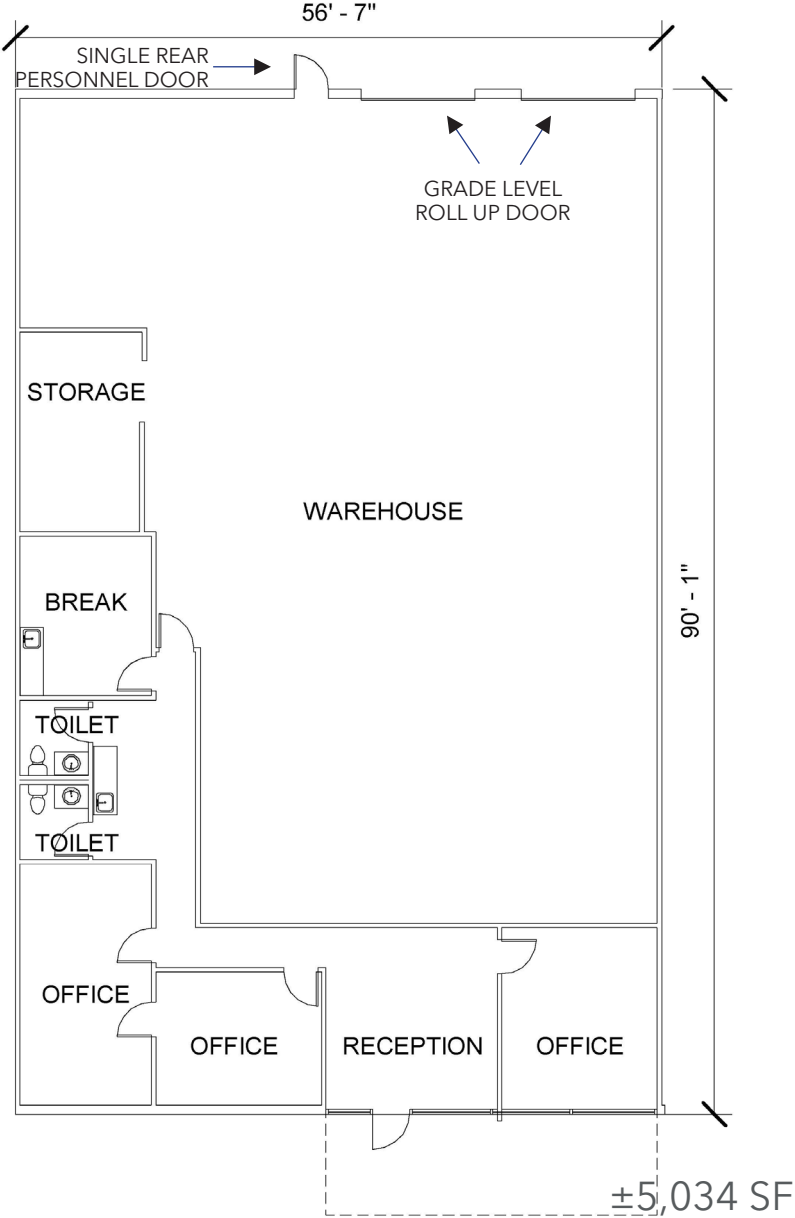
Bryce Berta
Director of Research & GIS



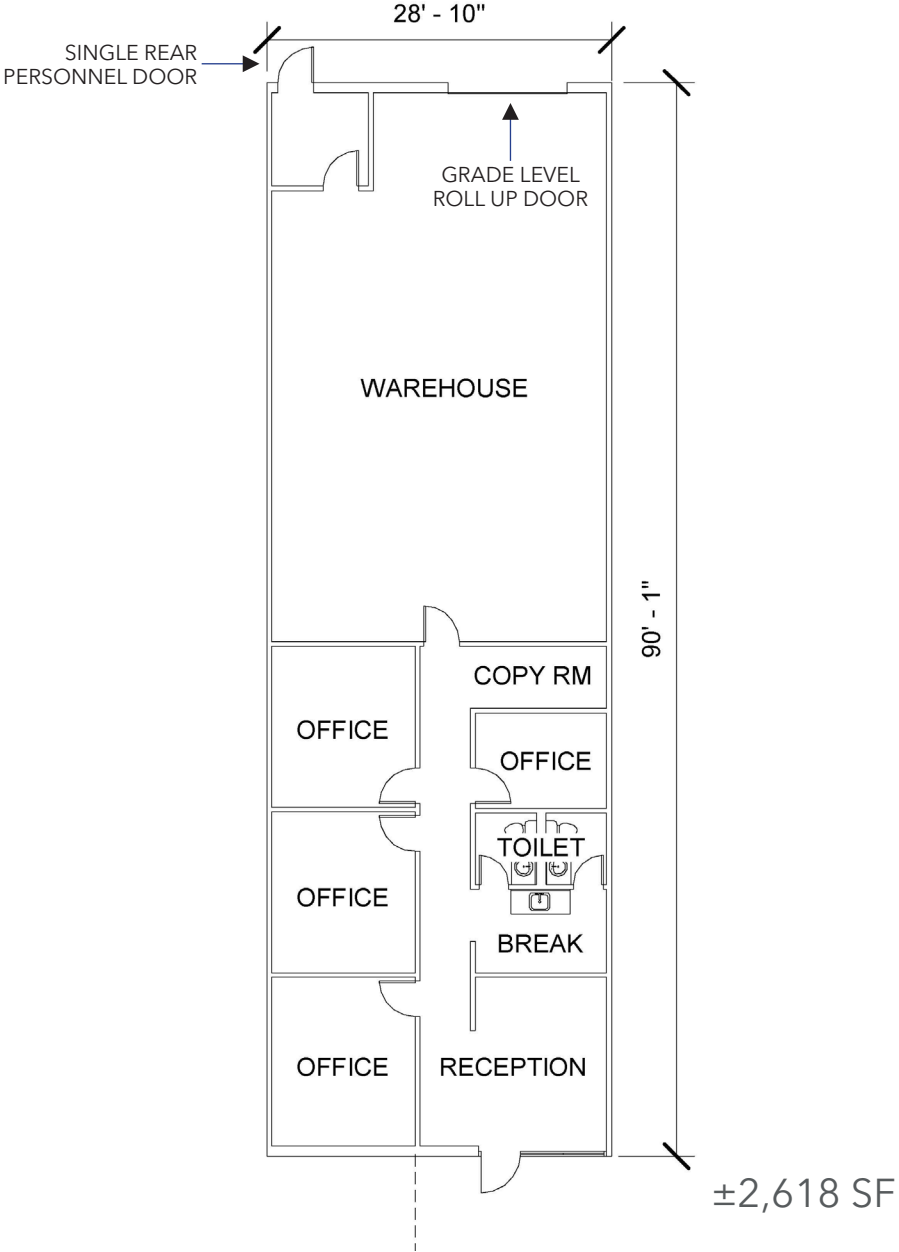
FLOOR PLAN | SUITE 101



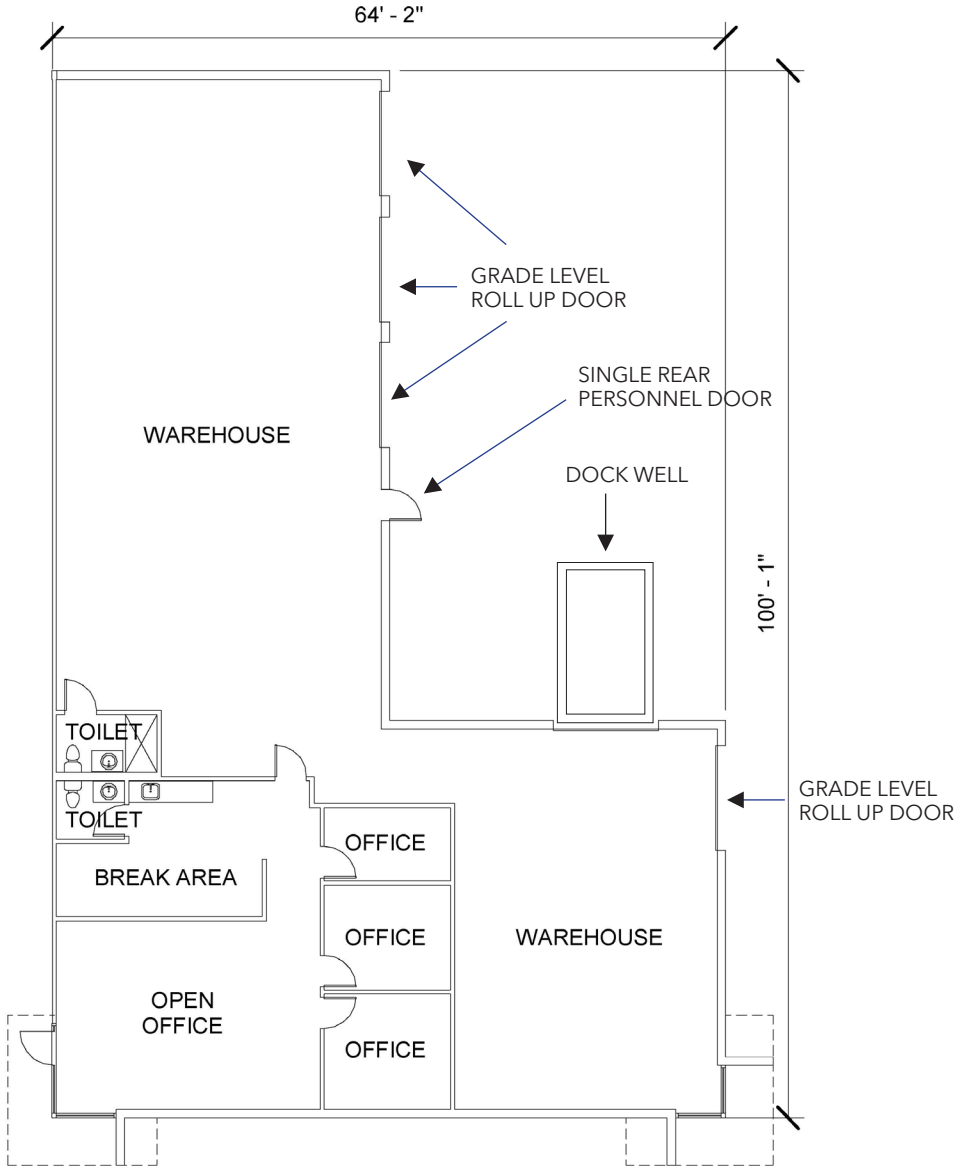
FLOOR PLAN | SUITE 105



FLOOR PLAN | SUITE 111

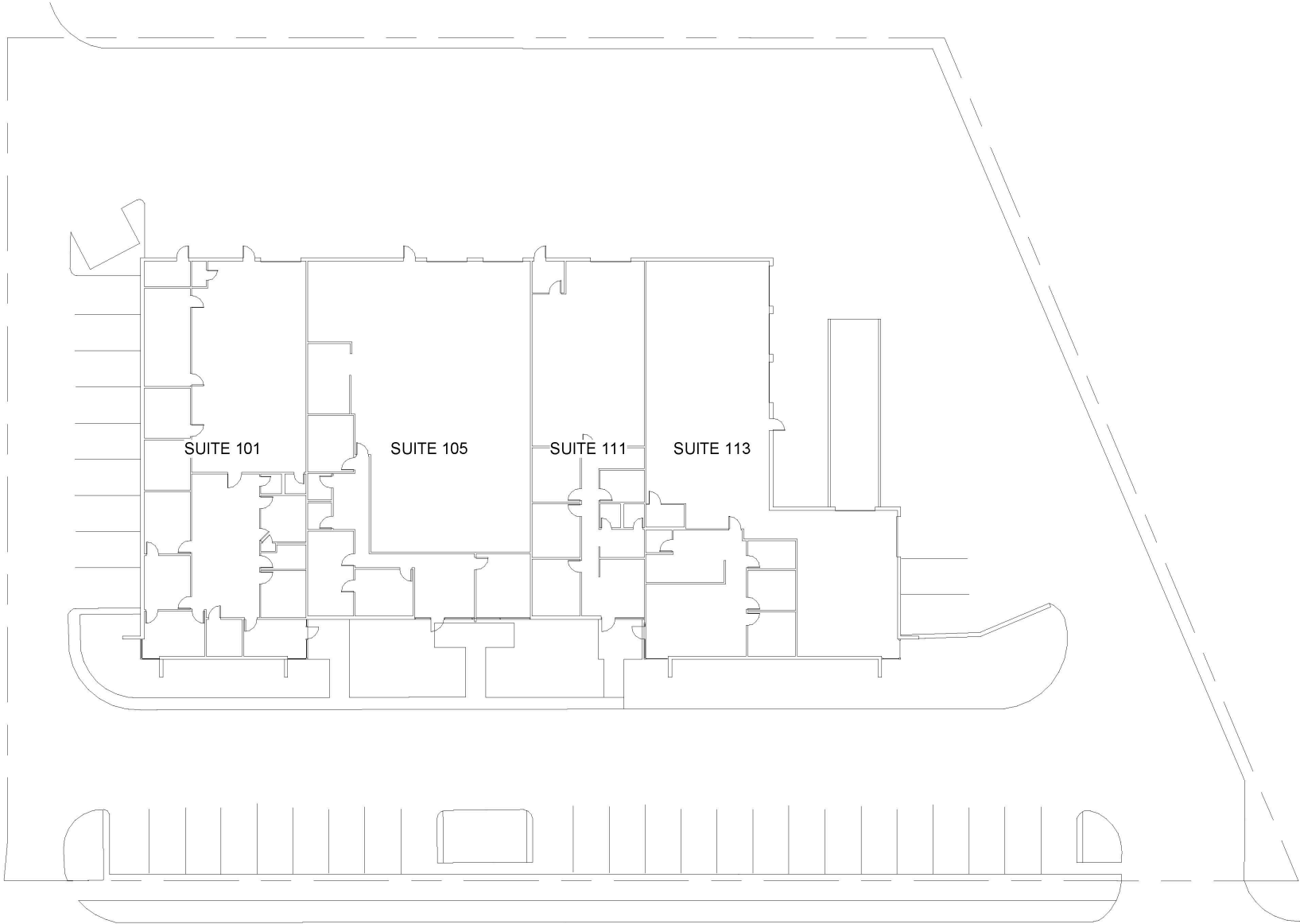


FLOOR PLAN | SUITE 113



±4,399 SF

SITE PLAN



S SHERMAN ST



LOCATION MAP



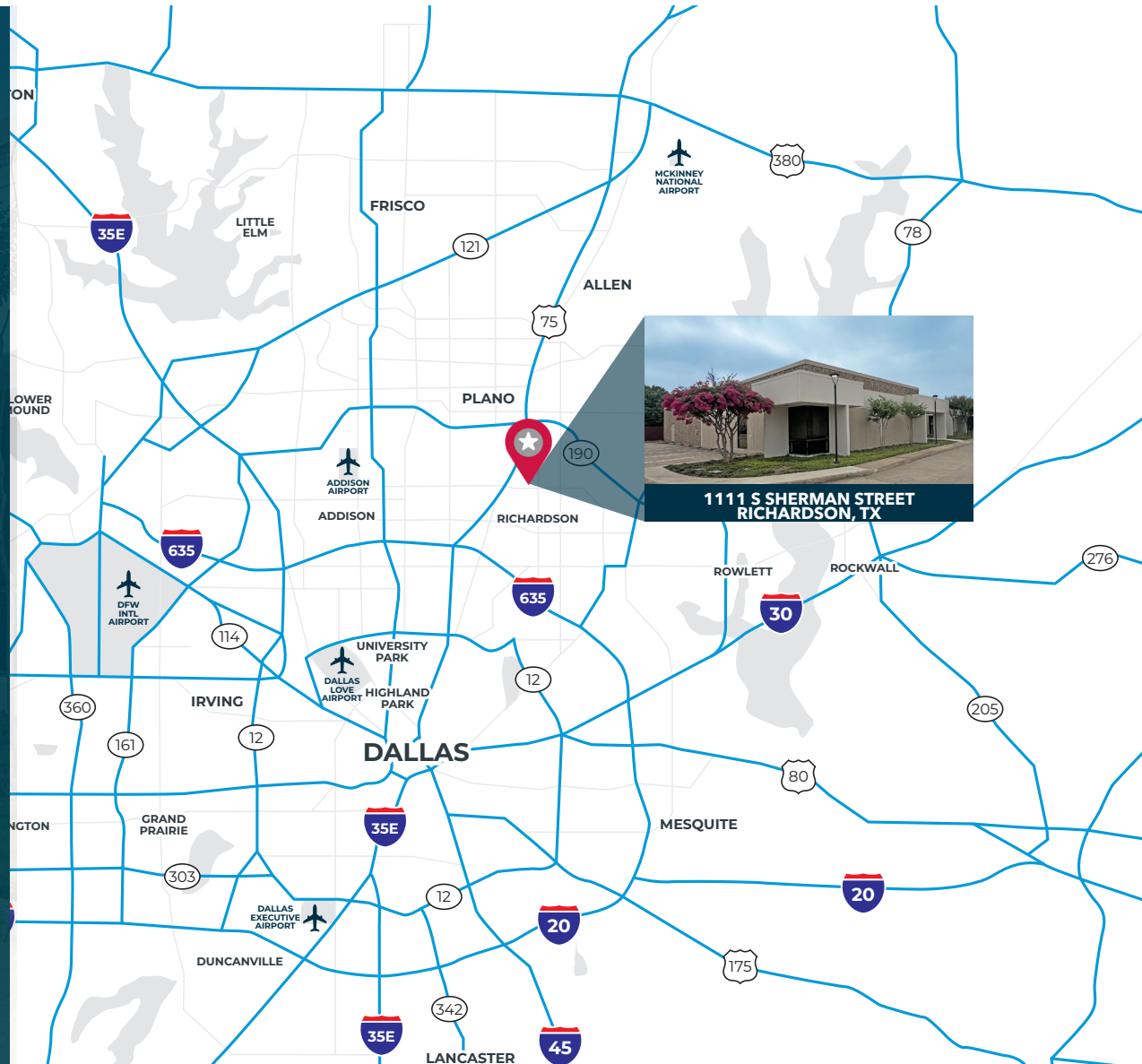
RICHARDSON, TEXAS

Richardson is a premier North Dallas business hub located approximately 12 miles north of downtown Dallas and centrally positioned within the Dallas-Fort Worth Metroplex, one of the fastest-growing regions in the United States. The city is widely recognized for its Telecom Corridor, a major technology and innovation center home to companies such as AT&T, State Farm, Raytheon, Blue Cross Blue Shield, and Fujitsu.

The city benefits from a highly educated workforce supported by The University of Texas at Dallas, a nationally recognized research university with more than 30,000 students. Richardson is also served by the highly regarded Richardson Independent School District, contributing to the area's strong residential demand and workforce stability.

Regional accessibility is supported by US-75 (Central Expressway), President George Bush Turnpike (SH 190), and Interstate 635, providing efficient access throughout the Metroplex. Richardson is also served by DART light rail, including the upcoming Silver Line commuter rail, which will connect Plano to DFW International Airport, further enhancing regional connectivity.

The city's strong employment base and central location continue to drive demand for office, flex, and industrial space.



SITE IMAGES





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