

200 E Russell Ave, Bonham, TX



1,432 SF Property for Sale
4 Private Offices
Conference & Break Room
High Visibility Corner Location
Ample Parking

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Property Overview

M&D CRE is pleased to present this 1,432 SF commercial property for sale in Bonham, Texas. The property has exceptional visibility and is strategically located at one of the busiest traffic light intersections in Bonham, TX.

Property Overview

M&D CRE is pleased to present a prime opportunity to acquire a WELL established local business office building with exceptional visibility and strategically located at a major and one of the busiest traffic light intersections in Bonham, TX at the southeast corner of State Hwy 78 and East Russell Avenue with easy in and out access, along the 2nd busiest commercial, retail and office corridor in town. The newly renovated historic Fannin County Courthouse is just one mile away, with U.S. Highway 82 located less than half a mile from the property. This location is well suited for a variety of uses, including real estate, accounting, law office, insurance, and any retail and professional business.

The building has 4 large offices, a reception and lobby area, large conference room, one full bath and one-half bath, a breakroom and a computer copier room, along with multiple storage closets throughout. The site provides plenty of paved parking spaces on the south side and additional handicap parking with an access ramp on the north side. It is wired throughout every office for high speed digital fiber optic WiFi networking. It can be sold fully furnished at no extra cost and be ready for immediate operation. Additional features include a full security system with cameras, a smart wifi thermostat and ethernet connections in each offices.

Please contact listing agent for additional information.

Size	1,432 Square Feet
Private Offices	4
Amenities	Breakroom, Conference
Internet	Fiber Optic
Security	Full System w/ Cameras
Parking	Ample in Front & Back
Lot Size	.247 Acres
Furnishings	Desks, Cabinets, Chairs

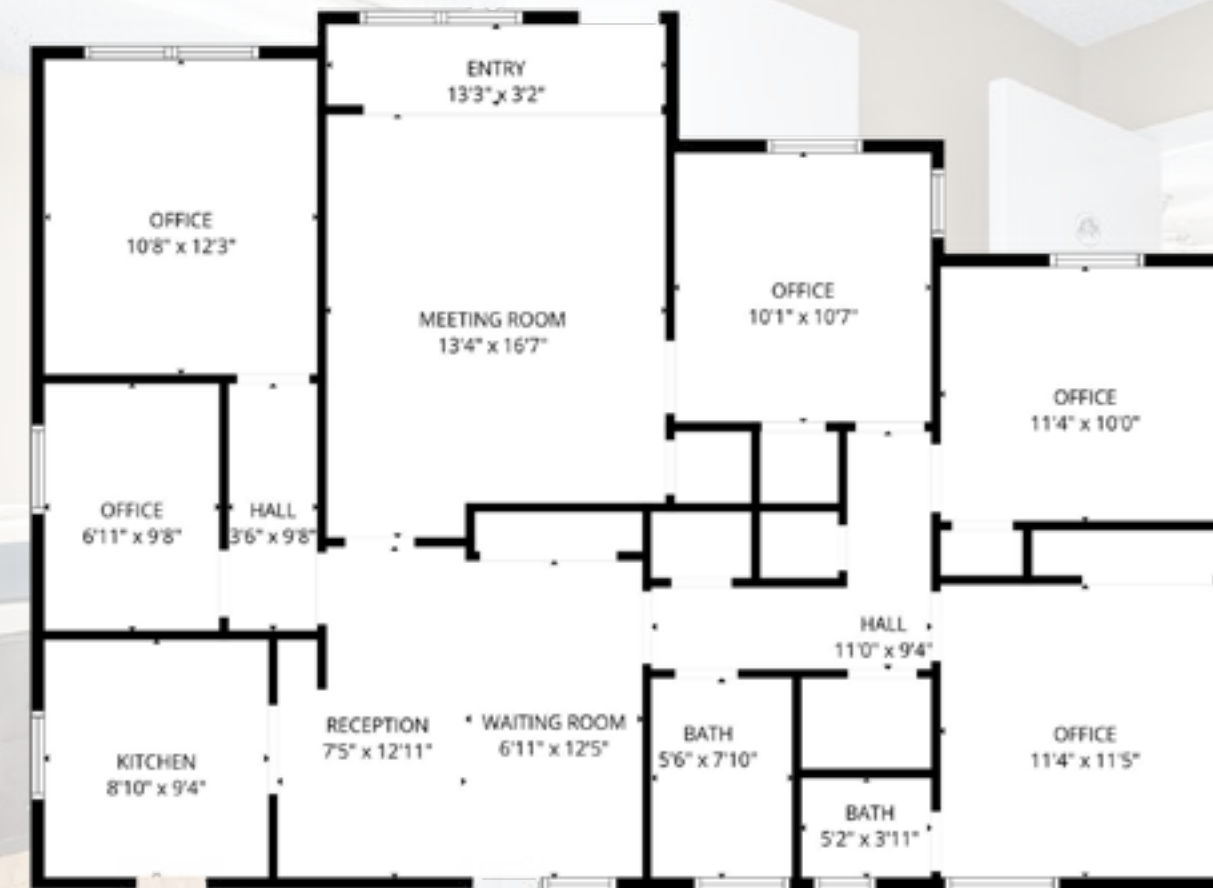


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Floor Plan

Four Private Offices

Copy Room

Kitchen/Breakroom

Conference/Meeting Room

Lobby/Reception Area

Location Overview

Bonham is the largest city in Fannin County, located less than an hour North of Dallas and positioned along the highly traveled TX-121 corridor.

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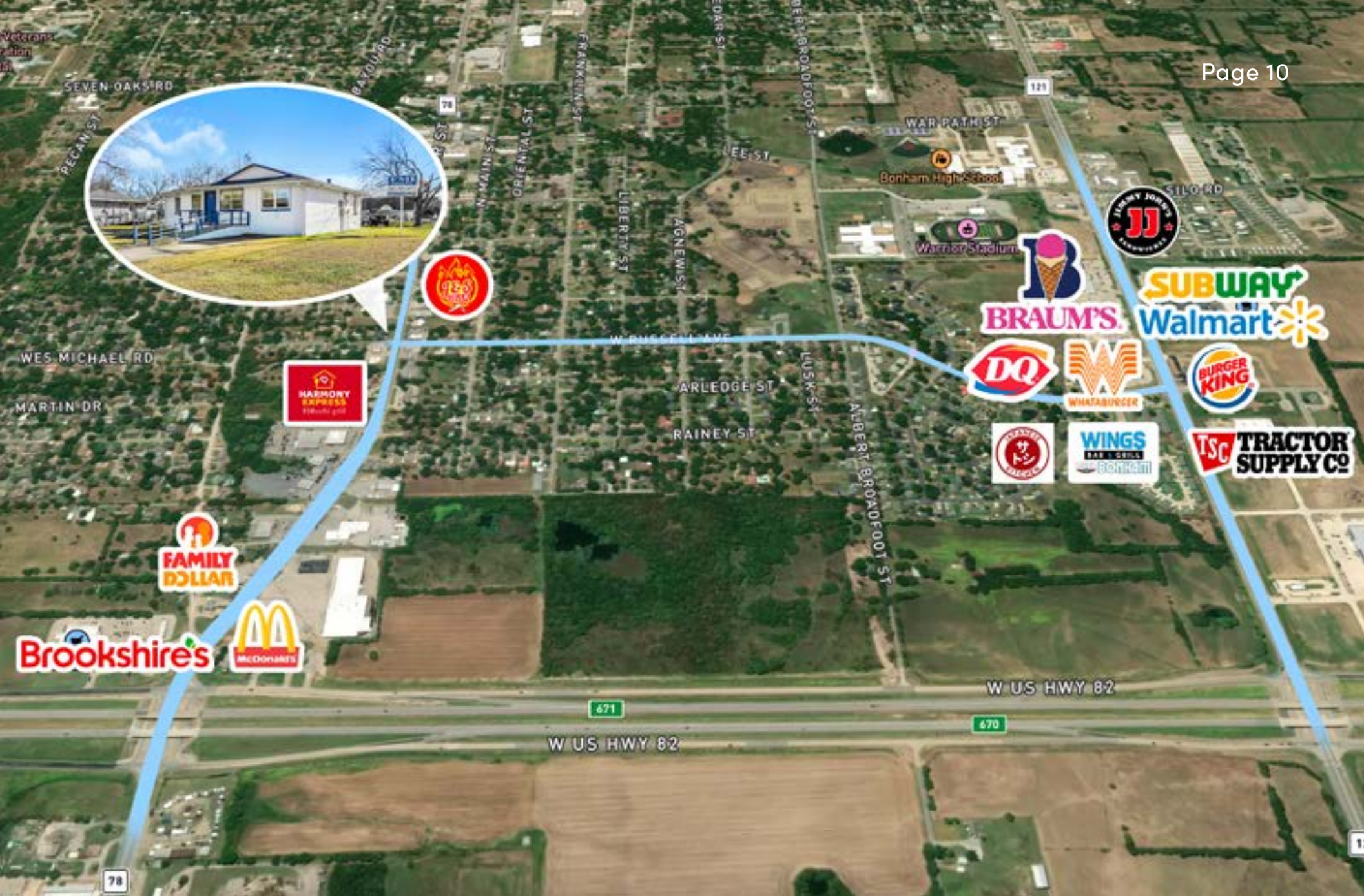
Located in Largest City in Fannin County

Bonham, TX Overview

Bonham is the largest city in Fannin County, located less than an hour north of Dallas and positioned along the highly traveled TX-121 corridor. The city offers a growing mix of national retailers and local restaurants that serve both residents and through-traffic. Directly across TX-121, a 617-acre mixed-use master-planned development is underway, featuring more than 1,500 single-family homes along with planned multifamily components—signaling long-term residential and commercial growth. Bonham is also home to the 26-square-mile Bois d’Arc Lake, a transformative regional asset that is driving population growth, tourism, and investment throughout Fannin County. Highway 82 provides direct connectivity to Sherman, while Highway 121 offers efficient access to fast-growing North Texas markets including Melissa, Anna, and McKinney.

550,000 Workforce within 45mins (Bonham EDC)	\$233,437 2025 Median Home Value (STDB)	17,314 2025 Total Daytime Population (STDB)	18,842 2025 Total Population (STDB)
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