



For Sale on Market

**\$1,049,000**

Call 7138840322 Today!

## GENERAL DESCRIPTION

**Subdivision:** G-0961 PERSONS HIRAM A  
**Property Type:** Land / Unimproved Land  
**Lotsize:** 1,320,740  
**MLS# / Area:** NTREIS-21146942

## TBD WRIGHT RD, SHERMAN, TX 75092

Prime Grayson County acreage just north of US-82, west of Preston Road, and very near the future Tollway corridor. The Sherman area continues to surge with investment and development driven by the new chip plants. Almost 1000 feet of frontage on Wright Road. This tract is ag-exempt with low carrying costs, fenced on three sides, includes a small cattle pond, and is currently used for grazing by the adjoining lessee. Additional 30.32 acres directly to the south may be available; contact listing agent for details. Seller also owns 14.18 acres nearby MLS 21146907. Seller to retain all minerals.



Presented By  
**Alyssa Lienau**

Century 21 Lucky Money

7138840322

Listing Broker  
**MIKE BROWNING REALTY**

TBD Wright Rd, Sherman, TX 75092

Visit <https://www.har.com/NTREIS-21146942> for more information