

For Sale on Market

# \$1,350,000

Call 7133771022 Today!

## COUNTRY HOMES/ACREAGE

Prime Development Opportunity Near Sherman, in Grayson County Texas! Unlock the potential of this strategically located investment property just minutes from Sherman's booming growth corridor. Featuring 1,900 feet of road frontage on two sides, this versatile land is ready to be developed with electricity, public water, and septic already on site. Located just 3 miles from Texas Instruments and Highway 75, and only 2 miles from Highway 11, this property offers great accessibility. It's also a short 8-mile drive to downtown Sherman, 14 miles to Highway 82, and 20 miles to downtown Denison, making it an ideal location for residential, commercial, or mixed-use development. Enjoy the natural beauty of rolling hills with stunning views, a 1/2-acre pond, and partially AG-exempt status for tax advantages. Additionally, an extra 3.5 contiguous acres are available on Schneider Rd. Property currently offers 2 single story homes with attached garages, 2,750 sq ft show cattle barn with wash rack, attached livestock corrals and equipment storage. With expanding infrastructure and rapid commercial and residential growth in the Sherman area, this property presents an incredible opportunity for investors and developers alike. Don't miss out—schedule your viewing today!

### GENERAL DESCRIPTION

**Subdivision:** G-0774

**Property Type:** Country Homes/Acreage

**Year Built:** 1970

**Lotsize:** 951,786

**MLS# / Area:** NTREIS-20882679



Presented By  
**Chad Sayles**

Walzel Properties - Spring 7133771022

Listing Broker  
**Whitetail Properties Real Estate**

992 Bennett Rd, Howe, TX 75459

Visit <https://www.har.com/NTREIS-20882679> for more information