



2801 TEXOMA PARKWAY
SHERMAN, TX 75090



\$924,000



44,039 sqft

DESCRIPTION

Commercial Pad sites available on the NEC of Highway 82 and Texoma Parkway. Former Sher-Den Mall site. Sites available for users and investors. Broad range of uses available at this site. Underlying C-2 General Commercial District permits a wide variety of uses, generally characterized as retail, commercial, office, lodging, and institutional uses. Certain other zoning regulations apply to the Property, in particular the O-1 (75 & 82) Overlay District.

CENTURY 21

Judge Fite Company

800.451.8055

PROPERTY TYPE: Commercial - Retail
MLS STATUS: Active
MLS: 14714953
YEAR BUILT: 1984
COUNTY: Grayson
TRACT OR SUBDIVIION: G-0504
LIST DATE: 04/04/2023

AREA:
SQUARE FEET: 44,039
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 1.01
LOT SIZE (SQFT): 44,039

INTERIOR FEATURES

FLOOR COVERINGS:

- Other

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Other

ROOF TYPE:

- Other

FOUNDATION:

- Other

UTILITIES

HEATING/COOLING:

- None
- Other

UTILITIES:

- Other
- SewerAvailable
- UndergroundUtilities

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- Curbs

LISTED BY: L.J. Erickson 

PHONE: 972.980.9686

BROKERED BY: Duggan Realty Advisors L.L.C.

century21judgefite.com

each office is independently owned and operated