

# CENTURY 21<sup>®</sup>

Judge Fite Company



**2411 TEXOMA PARKWAY**  
SHERMAN, TX 75090



\$1,500,000



3,767 sqft

## DESCRIPTION

Location! Location! Location! This almost one acre spot is in a Prime location on Texoma Parkway located next to two large dealerships, Bob Utter Ford and Texoma Hyundai. Not only is this in a prime location, but it is also in an Opportunity Zone. There is an 80x40 Climate Controlled Shop, with 2 restrooms, a 50x40 Showroom, 1 Office downstairs and 2 Offices upstairs. There is also a Wash Bay, Work Bay, Parts Room and a Work Room; these rooms are insulated but not Climate Controlled. The 560 sq ft private office building was built in 2012 and has Hardy Siding, two office spaces and a coffee bar. This building could be used for private meetings or quiet office space separate from the workshop.

**PROPERTY TYPE:** Commercial - Retail

**MLS STATUS:** Active

**MLS:** 20672912

**YEAR BUILT:** 2017

**COUNTY:** Grayson

**TRACT OR SUBDIVIION:** Alcoholic Services Add Rep

**LIST DATE:** 07/23/2024

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,767

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 0.85

**LOT SIZE (SQFT):** 37,026

## INTERIOR FEATURES

**FLOOR COVERINGS:**

- Concrete

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**PARKING:**

- Asphalt

**ROOF TYPE:**

- Metal

**SIDING:**

- MetalSiding

**FOUNDATION:**

- Slab

## UTILITIES

**HEATING/COOLING:**

- Central

**UTILITIES:**

- CableAvailable
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** ANGEL TITSWORTH 

**PHONE:** 903.583.4900

**BROKERED BY:** Weichert Realtors-Solid Ground

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