

# CENTURY 21

Judge Fite Company



## 4800 N FM-1417

SHERMAN, TX 75092



\$1,950,000



1 acres

## DESCRIPTION

40 acres with road frontage on FM 1417 on the East side and frontage on Shadow Trail on the West side. Great develop property with city water across FM 1417. Property is within the City Limits of Sherman but currently is being used as AG. Future land use maps show MF for property fronting FM 1417 and Single Family for the rest.

**CENTURY 21**

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**800.451.8055**

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 20824059  
**YEAR BUILT:**  
**COUNTY:** Grayson  
**TRACT OR SUBDIVIION:** Northwest Add  
**LIST DATE:** 01/22/2025

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 40.34  
**LOT SIZE (SQFT):** 1,757,210

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Agricultural
- PondOnLot
- CityLot

**FENCING:**

- BarbedWire

## UTILITIES

**UTILITIES:**

- ElectricityAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Charlotte Tittle 

**PHONE:** 972.335.4300

**BROKERED BY:** Collin County Realty, Inc.

century21judgefite.com

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