

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1600 E HILTON STREET

SHERMAN, TX 75090



\$1,300,000



0 sqft

## DESCRIPTION

Prime Development Opportunity in the Heart of Sherman! This approximately 4-acre tract of level, commercially zoned land offers endless potential for a wide range of uses. Boasting approximately 100 feet of frontage along high-visibility Texoma Drive, the property includes two convenient curb cuts for easy access. Whether you're considering industrial, multi-family, self-storage, or warehouse development, this versatile site is ready to accommodate your vision. Located in a rapidly growing area, this is an exceptional opportunity to invest in Sherman's expanding commercial landscape.

**PROPERTY TYPE:** Commercial - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 20897072  
**YEAR BUILT:** 1958  
**COUNTY:** Grayson  
**TRACT OR SUBDIVIION:** Highland Park 2nd Add  
**LIST DATE:** 04/10/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 4.3  
**LOT SIZE (SQFT):** 187,525

## EXTERIOR FEATURES

**PARKING:**

- Other

**LOT DESCRIPTION:**

- Cleared

**ROOF TYPE:**

- Other

**SIDING:**

- Other

**FOUNDATION:**

- None

## UTILITIES

**HEATING/COOLING:**

- None

**UTILITIES:**

- ElectricityAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Cami Hobbs Riley 

**PHONE:** 972.382.8882

**BROKERED BY:** Keller Williams Prosper Celina