

CENTURY 21[®]

Judge Fite Company



2625 N TRAVIS STREET

SHERMAN, TX 75092



\$535,000



0 sqft

DESCRIPTION

Where community, commerce, and convenience meet in Sherman. Positioned at the signalized intersection of North Travis Street and West Lamberth Road, this high-visibility VPD +-18,000 (Travis and Lamberth combined) parcel presents a premier development opportunity in the heart of Sherman, Texas. The 2.39-acre site (1.904 acres net usable) which pricing is based on is fully serviced with city utilities and located within a Qualified Opportunity Zone, offering exceptional long-term investment incentives. Strategically situated in a rapidly growing corridor surrounded by residential development, schools, and retail anchors, the property is ideally suited for a range of neighborhood-focused uses, including retail, QSR, boutique medical, and office-flex formats.

PROPERTY TYPE: Commercial - Unimproved Land

MLS STATUS: Active

MLS: 20903620

YEAR BUILT:

COUNTY: Grayson

TRACT OR SUBDIVIION: NA

LIST DATE: 04/14/2025

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 2.39

LOT SIZE (SQFT): 104,195

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Driveway

LOT DESCRIPTION:

- Acreage
- CornerLot
- Greenbelt
- ManyTrees
- Sloped
- FewTrees

ROOF TYPE:

- Other

SIDING:

- Other

FOUNDATION:

- None

UTILITIES

HEATING/COOLING:

- NaturalGas

UTILITIES:

- ElectricityAvailable
- NaturalGasAvailable
- OverheadUtilities
- SewerAvailable
- SeparateMeters
- WaterAvailable

LISTED BY: Eric Rhoades 

ADDITIONAL PROPERTY DETAILS

PHONE: 903.814.8281

BROKERED BY: eXp Realty LLC

COMMUNITY:

● Carbs

century21judgefite.com

each office is independently owned and operated