

CENTURY 21[®]

Judge Fite Company



TBD STONE CREEK BOULEVARD UNIT LOT 1

SHERMAN, TX 75090



\$2,150,000



1 acres

DESCRIPTION

Discover this outstanding 2.52-acre parcel of commercial land, strategically positioned with direct frontage on both US Highway 75 and Gateway Dr- Stone Creek Dr. Offering unparalleled visibility and accessibility—just off the exit ramp—this high-traffic location is ideal for a wide range of commercial developments. The property boasts a scenic pond view and is uniquely situated adjacent to the 10th green of a popular golf course, providing a picturesque setting that enhances its appeal for potential businesses. Variety of commercial uses, this site is well-suited for: Restaurants and cafes, professional office spaces, medical or wellness centers, retail establishments, and more. Key features include: All utilities available at the street, high visibility and convenient access, level, vacant land ready for immediate development. Owner willing to consider subdividing to accommodate buyer needs Whether you're looking to establish a flagship location or expand your commercial portfolio, this is a rare opportunity to secure premium land in a growing area. Don't miss out on developing in one of the region's most desirable commercial corridors.

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 20925910
YEAR BUILT:
COUNTY: Grayson
TRACT OR SUBDIVIION: KITCHEN PRESTON
LIST DATE: 08/07/2025

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 2.52
LOT SIZE (SQFT): 109,771

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Cleared
- CornerLot
- Subdivided
- FewTrees
- CityLot

UTILITIES

UTILITIES:

- ElectricityAvailable
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Joshua Holley 

PHONE: 903.462.0282

BROKERED BY: Milestone Premier Properties