

CENTURY 21[®]

Judge Fite Company



28400 W US HIGHWAY 82

SHERMAN, TX 75092



\$1,495,000



8,582 sqft

DESCRIPTION

Unbeatable opportunity with just under 18 acres of Ag-exempt land featuring extensive frontage on Hwy 82 in Sherman, Texas. This property includes a newly constructed commercial building with a pier slab foundation, ideal for a wide range of business uses. The building features multiple office spaces including kitchen, dining area, and extra garage ready for immediate occupancy. Enjoy the scenic beauty of a gorgeous pond, adding both charm and potential for additional recreational or aesthetic value. Located in an incredible central location, this property is just minutes from Sherman, TX, offering convenience without sacrificing space or privacy. Whether you're looking to launch a business, expand your operations, or explore development opportunities, this rare piece of real estate offers unlimited potential.

PROPERTY TYPE: Commercial - Industrial

MLS STATUS: Active

MLS: 20943016

YEAR BUILT: 2020

COUNTY: Grayson

TRACT OR SUBDIVIION: 00000

LIST DATE: 05/22/2025

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800.451.8055

AREA:

SQUARE FEET: 8,582

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 17.97

LOT SIZE (SQFT): 782,598

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete
- Laminate

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Covered
- GarageFacesFront
- Garage
- Lighted
- OnSite
- Oversized
- ParkingLot

LOT DESCRIPTION:

- Acreage
- Agricultural
- Pasture
- PondOnLot
- RollingSlope
- ManyTrees
- Sloped

ROOF TYPE:

- Metal

SIDING:

- MetalSiding

FOUNDATION:

- Other
- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityAvailable
- ElectricityConnected
- OverheadUtilities
- SepticAvailable
- SewerNotAvailable
- WaterAvailable

LISTED BY: Jeremy Lock 

PHONE: 972.382.8882

ADDITIONAL PROPERTY DETAILS

BROKERED BY: Keller Williams Prosper Celina

century21judgefite.com

each office is independently owned and operated