

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 28400 W US HIGHWAY 82

SHERMAN, TX 75092



\$1,595,000



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

# CENTURY 21

Judge Fite Company

## 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