

CENTURY 21®

Judge Fite Company



FM 697

SHERMAN, TX 75090



\$1,165,080



1 acres

DESCRIPTION

Vanguard Real Estate Advisors (“VREA”) has been exclusively retained by Ownership to offer qualified investors the opportunity to purchase 27.74+- acres (the “Site”) located along FM 697 in the Sherman ETJ. Located less than a mile east of State Highway 11 and approximately 2.5 miles east of U.S. Highway 75, the Site is in a great location to capitalize on the residential and commercial growth taking place in Grayson County. The Site is located within the Sherman ETJ and is not currently zoned, which allows for a variety of potential uses such as single family, manufactured housing, self storage, RV park, and more. The Site represents a unique opportunity to take part in the exponential growth currently taking place in Sherman.

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800.451.8055

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 20976730

YEAR BUILT:

COUNTY: Grayson

TRACT OR SUBDIVIION: NA

LIST DATE: 06/21/2025

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 27.74

LOT SIZE (SQFT): 1,208,354

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage

UTILITIES

UTILITIES:

- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Jordan Cortez 

BROKERED BY: Vanguard Real Eststate Advisors

century21judgefite.com

each office is independently owned and operated