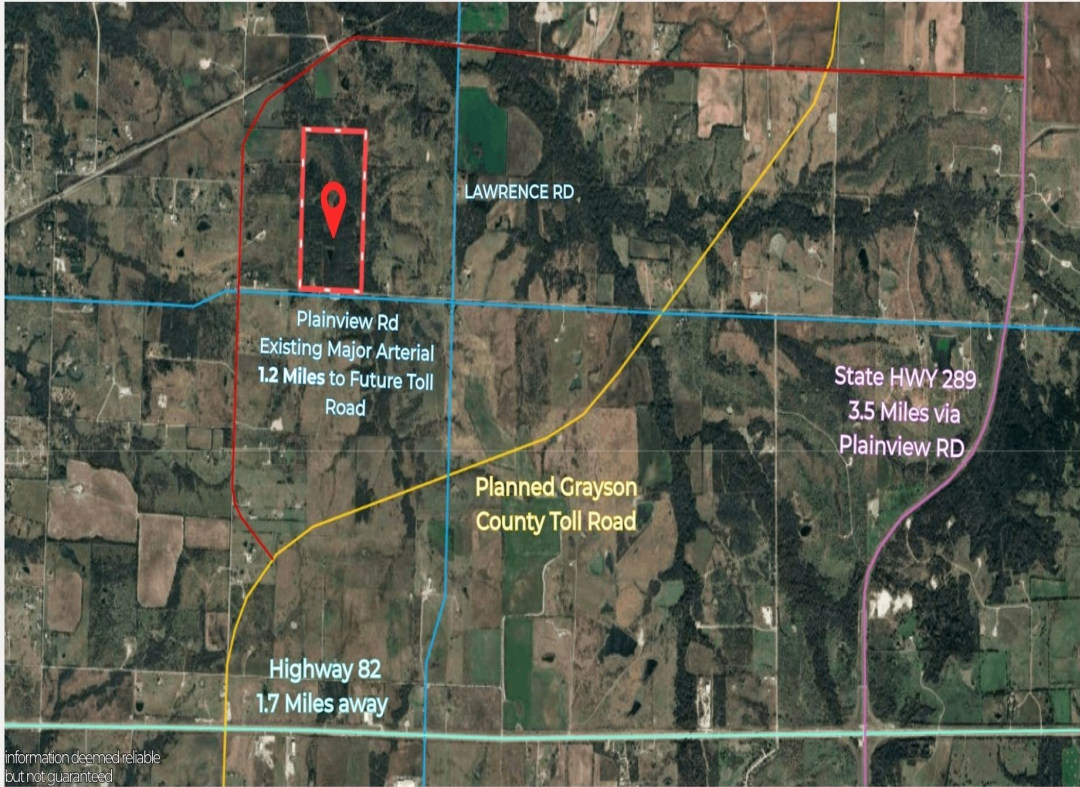


# CENTURY 21<sup>®</sup>

Judge Fite Company

### Nearby Thoroughfare

8571 Plainview Rd  
Sherman, TX



## 8571 PLAINVIEW ROAD

SHERMAN, TX 75092



\$4,208,100



1 acres

## DESCRIPTION

Discover this exceptional 140.27-acre property at 8571 Plainview Road in Sherman, Texas, offering unparalleled potential in a rapidly expanding region just north of the DFW Metroplex. Boasting 1,765.44 feet of frontage along Plainview Road, poised to become a future major arterial, this expansive tract is strategically positioned 1.2 miles from the planned Grayson County Toll Road, 3.5 miles from State Highway 289, and only 1.7 miles from Highway 82, ensuring excellent connectivity and accessibility. The land features two serene ponds, enhancing its appeal for recreational or agricultural uses, and lies entirely outside of any flood zones for added peace of mind. Nature enthusiasts will appreciate its mere half-mile proximity to the Hagerman National Wildlife Refuge, encompassing 11,000 acres of pristine outdoor recreation—the largest natural space in North Texas—while aviation and logistics opportunities abound with the North Texas Regional Airport just 3.5 miles away, including recent plans announced in April 2025 for new taxiways and hangars. Ideal for development, investment, or a private estate, this property sits in a thriving area with significant growth momentum, blending rural tranquility with urban convenience.

**PROPERTY TYPE:** Land - Unimproved Land

**MLS STATUS:** Active

**MLS:** 20998598

**YEAR BUILT:**

**COUNTY:** Grayson

**TRACT OR SUBDIVISION:** J & R Kingham Surv Abs #687

**LIST DATE:** 07/13/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 140.27

**LOT SIZE (SQFT):** 6,110,161

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**


- Acreage

## UTILITIES

**UTILITIES:**

- Electricity Available

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Ada Zhang 

**PHONE:** 949.637.7735

**BROKERED BY:** Berkshire HathawayHS PenFed TX

century21judgefite.com

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