

CENTURY 21[®]

Judge Fite Company



TBD E PEYTON STREET UNIT 15.125 ACRES

SHERMAN, TX 75090



\$2,997,500



1 acres

DESCRIPTION

This exceptional 15.125 acre Development Site within an OPPORTUNITY ZONE, in Sherman, TX is zoned MF-30 and fully approved by the City for a 300-unit multifamily community. A rare, shovel-ready opportunity, the property consists of four contiguous parcels with all utilities available. Ideal for high-density multifamily, build-to-rent (BTR), townhomes, or duplexes, or would make a great affordable housing site. The mostly flat topography is lined with mature trees for privacy, and a narrow floodplain separates the site, making it ideal for blending multiple product types or developing a unified large-scale complex. Survey, Topo, Phase I Environmental reports, and a conceptual engineering MF and Townhome Site Plan. Located only a half mile from US-75 and US-82, this premier site offers exceptional access, visibility, and long-term growth potential. Ag Exempt.

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 20999758
YEAR BUILT:
COUNTY: Grayson
TRACT OR SUBDIVIION: MCANAI R J B
LIST DATE: 07/16/2025

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 15.13
LOT SIZE (SQFT): 658,845

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Cleared
- CityLot

UTILITIES

UTILITIES:

- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Brian Abadie 

PHONE: 214.937.9761

BROKERED BY: Ready Real Estate LLC

century21judgefite.com

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