

# CENTURY 21<sup>®</sup>

Judge Fite Company



## TBD GATEWAY DRIVE UNIT LOTS 22-26

SHERMAN, TX 75090



\$850,000



1 acres

## DESCRIPTION

Discover this outstanding 1-acre parcel of potential commercial land, strategically positioned with direct frontage on both US Highway 75 and Gateway Dr- Stone Creek Dr. Offering unparalleled visibility and accessibility—just off the exit ramp—this high-traffic location is ideal for a wide range of commercial developments. The property boasts a scenic pond view and is uniquely situated adjacent to the 10th green of a popular golf course, providing a picturesque setting that enhances its appeal for potential businesses. Variety of commercial uses, this site is well-suited for: Restaurants and cafes, professional office spaces, medical or wellness centers, retail establishments, and more. Key features include: All utilities available at the street, high visibility and convenient access, level, vacant land ready for immediate development. Lots already subdivided, but can be purchased as a whole. Whether you're looking to establish a flagship location or expand your commercial portfolio, this is a rare opportunity to secure premium land in a growing area. Don't miss out on developing in one of the region's most desirable commercial corridors.

**PROPERTY TYPE:** Land - Improved Land  
**MLS STATUS:** Active  
**MLS:** 21025302  
**YEAR BUILT:**  
**COUNTY:** Grayson  
**TRACT OR SUBDIVIION:** Sunrise Tract  
**LIST DATE:** 08/08/2025

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 1.01  
**LOT SIZE (SQFT):** 43,995

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Cleared
- CornerLot
- InteriorLot
- Subdivided
- FewTrees
- CityLot

## UTILITIES

**UTILITIES:**

- ElectricityAvailable
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Joshua Holley 

**PHONE:** 903.462.0282

**BROKERED BY:** Milestone Premier Properties