

# CENTURY 21<sup>®</sup>

Judge Fite Company



## TBD E CANYON GROVE ROAD

SHERMAN, TX 75092



\$2,250,000



1 acres

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## DESCRIPTION

We are pleased to offer for sale an exceptional ±18.56-acre development opportunity strategically located along North Travis Street and E Canyon Grove Rd in Sherman, Texas. This two-parcel assemblage (17.662 acres and 0.895 acres) sits in the heart of the Hwy 75 & 82 corridor, the most active retail and growth hub in the region. The property is directly adjacent to Walmart and lies within a federally designated Opportunity Zone, providing potential tax advantages for investors. Just across the street, Sherman Town Center offers a powerful retail draw with major anchors including Target, Hobby Lobby, Home Depot, and Sam's Club. The site is also in close proximity to the planned Heritage Ranch master-planned community, a 439-acre project slated for commercial, entertainment, residential, park, and open space uses. With excellent visibility, utility access, and flexible zoning potential, the site is ideally positioned for mixed-use office condos, professional services, or retail development. Sherman is experiencing unprecedented commercial and residential expansion, fueled by new employment growth and infrastructure investment — making this property a rare chance to secure a foothold in one of North Texas' fastest-growing markets.

**PROPERTY TYPE:** Land - Unimproved Land

**MLS STATUS:** Pending

**MLS:** 21046661

**YEAR BUILT:**

**COUNTY:** Grayson

**TRACT OR SUBDIVIION:** John Jennings

**LIST DATE:** 08/30/2025

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 18.56

**LOT SIZE (SQFT):** 808,473

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Pasture
- FewTrees
- CityLot

## UTILITIES

**UTILITIES:**

- ElectricityAvailable
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Ryan Clevenger 

**PHONE:** 903.276.2611

**BROKERED BY:** MainStreet Venture Partners, L