



2149 WEBB SMITH ROAD

SHERMAN, TX 75090



\$990,000



2,176 sqft



5 beds



3 baths

DESCRIPTION

Welcome to your slice of Texas countryside! This beautiful 12-acre property in the Luella area of Sherman offers endless possibilities. At the front of the land is a 2022-built, double-wide home featuring 5 bedrooms & an open floor plan—move-in ready while you plan your next steps. The placement of the home allows the majority of the acreage to remain open for your vision: create a family compound, establish your dream homestead, run a small farm, or explore development potential with multiple custom homes. The land itself is peaceful and picturesque, with open views and trees surrounding the back of the property that make it feel like your own private retreat. For those dreaming of a homestead lifestyle, there's ample space for livestock, gardening, and more—the current animals may even convey if desired. At the same time, you'll enjoy unmatched convenience. Located just 8 minutes from I-75, this property provides quick access to all that Sherman has to offer, including the new Texas Instruments plant, Sherman Municipal Airport, shopping, dining, and schools. It's an ideal balance—quiet country living without sacrificing proximity to town or the DFW metroplex. Whether you're looking to spread out and enjoy the land, start a self-sufficient lifestyle, or explore the opportunities for small-scale development, this property checks all the boxes. Come see why so many are drawn to the charm and potential of Sherman's countryside.

PROPERTY TYPE: Residential - Manufactured Home
MLS STATUS: Active
MLS: 21047489
YEAR BUILT: 2022
COUNTY: Grayson
TRACT OR SUBDIVIION: None
LIST DATE: 09/04/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 2,176
TOTAL BEDS: 5
FULL BATHS: 3
HALF BATHS: 0
ACRES: 12
LOT SIZE (SQFT): 522,720

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- Laminate

APPLIANCES:

- Dishwasher
- ElectricRange
- ElectricWaterHeater

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AttachedCarport

LOT DESCRIPTION:

- Acreage
- Agricultural
- Pasture
- ManyTrees

POOL TYPE:

- None

UTILITIES

HEATING/COOLING:

- Central
- Electric
- Solar

UTILITIES:

- SepticAvailable
- SeparateMeters
- WaterAvailable
- CableAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- DryBar
- DecorativeDesignerLightingFixtures
- KitchenIsland
- OpenFloorplan
- Pantry
- CableTv
- WiredForData
- WalkInClosets
- WiredForSound

SECURITY FEATURES:

- SmokeDetectors

LISTED BY: Capucine Byrne 

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BROKERED BY: Great Western Realty