

CENTURY 21®

Judge Fite Company



AKERS ROAD

SHERMAN, TX 75090



\$3,304,000



1 acres

DESCRIPTION

Vanguard Real Estate Advisors (“VREA”) has been exclusively retained by Ownership to offer builders the opportunity to purchase 56 finished townhome lots located in the Jamestown Square mixed-use development in Sherman, TX (the “Site”). This offering consists of primarily 25’x100’ finished lots with front facing garages. Jamestown Square will also include retail, multifamily, and build-to-rent in addition to the townhomes. The Site is prominently located along US-75 directly across from Texas Instruments and its future \$30 billion semiconductor plant that is currently under construction. This represents a great opportunity to acquire finished lots in a prime location within the growing Sherman market.

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21059176
YEAR BUILT:
COUNTY: Grayson
TRACT OR SUBDIVIION: NA
LIST DATE: 09/13/2025

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 5.35
LOT SIZE (SQFT): 233,046

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage

UTILITIES

UTILITIES:

- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Jordan Cortez 

BROKERED BY: Vanguard Real Estsate Advisors

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each office is independently owned and operated