

# CENTURY 21

Judge Fite Company



## TBD FLANARY

SHERMAN, TX 75092



\$1,398,000



1 acres

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## DESCRIPTION

AN ABSOLUTLEY BEAUTIFUL 20.960 acres of land. Build your dream home with plenty of room for horses. Investors, build ranchettes in a private area in Sherman, an up and coming area. May also use for hay production, build duplexes, etc. There is a few trees on outer edge of mostly flat land. Very drivable in car or truck. Follow signs to get to property. HEB GROCERY STORE UNDER CONSTRUCTION ON HWY. 1417 & US75 THIS IS A GREAT LOCATION FOR BUILDERS OR WAREHOUSE DEVELOPMENT. ALL INFORMATION TO BE VERIFIED BY BUYER AND BUYERS' AGENT. ALL INFORMATION IS APPROXIMATE. INVESTORS AND BUILDERS DUE YOUR DUE DILIGENCE PLEASE ON USE OF LAND. THANK YOU. Many Large businesses coming to booming Sherman. Do your due diligence on zoning.

**PROPERTY TYPE:** Land - Unimproved Land

**MLS STATUS:** Active

**MLS:** 21157463

**YEAR BUILT:**

**COUNTY:** Grayson

**TRACT OR SUBDIVIION:** Martin-William A-G0765

**LIST DATE:** 01/18/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 20.96

**LOT SIZE (SQFT):** 913,017

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Level
- FewTrees

## UTILITIES

**UTILITIES:**

- None

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Barbara Womack 

**PHONE:** 972.333.6178

**BROKERED BY:** CMT Realty