



91 ACRES FM 697
SHERMAN, TX 75090



\$2,548,000



1 acres

DESCRIPTION

Opportunity to own 91 acres in Sherman, TX located within 5 miles of US Hwy 75, Hwy 82 and downtown Sherman. The property features a clean entry off FM 697 with a natural high point that would make an excellent homesite. The land gently slopes toward the south and east property lines, where a wetlands creek runs along the borders and portions of the site fall within the floodplain. This land is located in Sherman ISD and is in the Sherman ETJ. There are minimal easements on the property, and it is agriculturally assessed. The land is located partially in the Pink Hill water CCN and partially in the Sherman water CCN, and completely in the Sherman sewer CCN. Water and sewer are roughly 2 miles to the west.

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21173269
YEAR BUILT:
COUNTY: Grayson
TRACT OR SUBDIVIION: G-0425 FOX JAMES A
LIST DATE: 02/25/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 91
LOT SIZE (SQFT): 3,963,960

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared
- Level
- Pasture

ADDITIONAL PROPERTY DETAILS

LISTED BY: Terrin Bertholf 

BROKERED BY: Bertholf Commercial Real Estate

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