

CENTURY 21

Judge Fite Company



738 CAMPGROUND ROAD

SHERMAN, TX 75090



\$2,398,000



1 acres

DESCRIPTION

Welcome to 738 Campground Rd in Sherman, TX—an incredibly unique, multi-use property spanning nearly 50 acres of picturesque North Texas countryside. With engineer reports, financing approvals in place and a thorough appraisal analysis, this property is primed and ready for the next steps to be taken for creating an amazing RV resort. The main home features 2,284 square feet with 4 spacious bedrooms and 3 full bathrooms, beautifully updated with modern fixtures and finishes. A 1,200 square foot detached guest house, with matching renovations to the main house, offers flexible space for extended family, short-term rentals, or staff quarters. The land is gently hilly, mostly cleared, and partially wooded, centered around a beautifully manicured pond and enclosed by a white picket fence. A true highlight is the RV resort development opportunity: civil engineering and groundwork are already in place for an RV resort with 121-pad sites and 18 cabins. Even more exciting, this project has USDA loan approval, with the appraisal, feasibility report, SCORE projections, and full funding package already approved by Citizens Bank, making this a truly shovel-ready venture for investors or developers. Additional barns and storage sheds are ample room for storing anything needed to make this a fully functioning business. Whether you're seeking a peaceful homestead, a thriving business location, or both—738 Campground Rd delivers unmatched value, vision, and verified funding support. All tractors, equipment & home furnishings will convey with an acceptable offer. Seller financing available.

PROPERTY TYPE: Land - Improved Land

MLS STATUS: Active

MLS: 21179432

YEAR BUILT:

COUNTY: Grayson

TRACT OR SUBDIVIION: 0000

LIST DATE: 02/14/2026

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800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 49.5

LOT SIZE (SQFT): 2,156,132

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared
- Landscaped
- Other
- PondOnLot
- ManyTrees

YARD/GROUNDS:

- Storage

FENCING:

- Fenced
- Full
- Gate
- Perimeter
- Wood

UTILITIES

HEATING/COOLING:

- Central
- Electric
- Fireplaces

UTILITIES:

- ElectricityConnected
- OverheadUtilities
- SepticAvailable
- SeparateMeters
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Matthew Tanel 

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BROKERED BY: Real Broker, LLC

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