

# CENTURY 21

Judge Fite Company



## 515 W JONES STREET

SHERMAN, TX 75090



\$500,000



0 sqft

## DESCRIPTION

High-Visibility Development Opportunity at the Gateway to Downtown Sherman  
Presenting ±0.65 Acres (±28,121 SQ. FT.) of prime, commercial land situated at the strategic intersection of W. Jones Street and the Sam Rayburn (US 75) Frontage. This fully cleared corner lot offers a rare combination of high-speed highway visibility and localized downtown accessibility, making it an ideal candidate for high-impact retail or professional uses. With its clean configuration and flat topography, the site is optimized for efficient parking layouts and modern building footprints. It is perfectly positioned for medical clinics, fast-casual dining, or professional services looking to capture the spending power of Sherman's rapidly growing market.

**PROPERTY TYPE:** Commercial - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21182514  
**YEAR BUILT:**  
**COUNTY:** Grayson  
**TRACT OR SUBDIVIION:** Bell D C  
**LIST DATE:** 02/28/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.65  
**LOT SIZE (SQFT):** 28,314

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Shahid Mehmood 

**BROKERED BY:** GO Real Estate