

# CENTURY 21

Judge Fite Company



## 323 S SAM RAYBURN FREEWAY

SHERMAN, TX 75090



\$500,000



0 sqft

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## DESCRIPTION

Prime 0.65-acre retail-zoned commercial lot located at 515 W Jones Street in Sherman with utilities available on site. Excellent visibility and convenient access to US-75 (Sam Rayburn Freeway), offering strong traffic exposure in a growing commercial corridor. Ideal for retail, restaurant, office, or service-oriented development (buyer to verify permitted uses). Additional parcel at 323 S Sam Rayburn available and may be purchased together, providing expanded development potential with frontage on both sides of the street. Rare opportunity to secure dual-site positioning in a high-growth North Texas market with ongoing commercial and industrial expansion. Buyer to verify zoning, utilities, and development requirements.

**PROPERTY TYPE:** Commercial - Unimproved Land

**MLS STATUS:** Active

**MLS:** 21182564

**YEAR BUILT:**

**COUNTY:** Grayson

**TRACT OR SUBDIVIION:** Mcbrides Add

**LIST DATE:** 02/28/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 0.59

**LOT SIZE (SQFT):** 25,831

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## UTILITIES

**UTILITIES:**

- ElectricityAvailable
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Shahid Mehmood 

**BROKERED BY:** GO Real Estate

century21judgefite.com

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