

CENTURY 21[®]

Judge Fite Company



E STATE HWY 56

SHERMAN, TX 75090



\$599,000



3,750 sqft

DESCRIPTION

7.36± acres positioned in Sherman's accelerating industrial corridor, minutes from the Texas Instruments and GlobiTech mega-campus development arc. Outside city limits, this site offers a cleaner execution path for yard-centric industrial users who prioritize speed, control, and expansion runway. The property delivers approximately 462 feet of Hwy 56 frontage, providing immediate visibility and access advantages for contractor headquarters, fleet operations, and logistics support. Improvements include a 3,750 SF metal warehouse shell built in 2022 with approximately 15 to 20 feet clear height, providing a Phase I core for shop and office build-out while preserving the acreage for a secured equipment yard. Tree survey already completed and available upon request.

PROPERTY TYPE: Commercial - Industrial

MLS STATUS: Active

MLS: 21188461

YEAR BUILT: 2022

COUNTY: Grayson

TRACT OR SUBDIVIION: none

LIST DATE: 02/23/2026

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AREA:

SQUARE FEET: 3,750

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 7.3

LOT SIZE (SQFT): 317,988

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Gravel
- OnSite

LOT DESCRIPTION:

- Acreage
- InteriorLot
- ManyTrees

ROOF TYPE:

- Metal

SIDING:

- MetalSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- WoodStove

UTILITIES:

- ElectricityAvailable
- Other
- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Eric Rhoades 

PHONE: 903.814.8281

BROKERED BY: eXp Realty LLC

century21judgefite.com

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