

CENTURY 21[®]

Judge Fite Company



165 ACRES FM 697

SHERMAN, TX 75090



\$3,630,000



1 acres

DESCRIPTION

Opportunity to own 165 acres in Sherman, TX located within 5 miles of US Hwy 75, Hwy 82 and downtown Sherman. This site has over 3,000 feet of road frontage on FM 679. There site features rolling hills and the highest point of the property is at the north end off of FM 697. There are some wetlands creeks and floodplain located on the east side of the property. This land is located in Sherman ISD and is in the County. There are minimal easements on the property, and it is agriculturally assessed. The land is located in the Sherman water and sewer CCNs. Water and sewer are roughly 2 miles to the west.

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21189058
YEAR BUILT:
COUNTY: Grayson
TRACT OR SUBDIVIION: G-0425 FOX JAMES A
LIST DATE: 02/24/2026

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 165
LOT SIZE (SQFT): 7,187,400

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

century21judgefite.com

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