

CENTURY 21[®]

Judge Fite Company



105 A SPALDING ROAD

WHITESBORO, TX 76273



\$4,147,500



1 acres

DESCRIPTION

Introducing Prairie View Estates, part of a 213.32 Acre purposed development located on Spalding Rd in Sherman, Texas. Situated approximately one mile west of the proposed Grayson County Toll Way (Dallas North Toll Way Expansion) 12 miles west of Sherman and 7 miles east of Whitesboro. Prime property located in the Heart of Grayson County's growth explosion with Texas Instruments expansion, GlobiTech (chip manufacturer), Sherman's Progressive Park, Preston Harbor Development and many more commercial and industrial projects. Making Grayson County one of the most thriving areas in the US. Property has access to Co-op utilities at the road frontage with an ag exemption in place. Rolling hills, lush meadows with ample views in all directions for miles. Opportunities abound with this beautiful piece of land.

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 21190910

YEAR BUILT:

COUNTY: Grayson

TRACT OR SUBDIVIION: Prairie View Estates

LIST DATE: 02/27/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 105

LOT SIZE (SQFT): 4,573,800

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- PondOnLot
- RollingSlope

UTILITIES

UTILITIES:

- ElectricityAvailable
- NaturalGasAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: JON SANDERS 

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BROKERED BY: SANDERS REAL ESTATE

century21judgefite.com

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