

CENTURY 21[®]

Judge Fite Company



144 RACCOON DRIVE

SHERMAN, TX 75092



\$749,000



1 acres

DESCRIPTION

Prime 24.73-acre tract located in the rapidly growing city of Sherman with direct Hwy 82 frontage. This property offers rare development flexibility with no zoning restrictions, a recently renewed AG exemption, and utilities already in place, including a new water meter and electricity. Approximately 14.5 acres have been cleared, and the land lies entirely outside the flood plain, making it development-ready. The site is suitable for a wide range of possibilities including RV park, RV & boat storage, truck and trailer parking, industrial outdoor storage (IOS) or laydown yards, as well as flex space warehouse, subdivision development, tiny home community, traditional residential housing, or a manufactured home community, subject to city or county approval. Its location and scale provide excellent long-term investment potential for commercial, industrial, or residential projects. Strategically positioned less than 4 miles east of the proposed Grayson County Tollway, the property features close to 200 feet of Hwy 82 frontage, excellent visibility, and convenient access to major regional transportation routes. Buyer and buyer's agent should verify all development details, including zoning, permitting, and overall site feasibility.

PROPERTY TYPE: Land - Improved Land

MLS STATUS: Active

MLS: 21193709

YEAR BUILT:

COUNTY: Grayson

TRACT OR SUBDIVIION: J Emery Surv Abs #1432

LIST DATE: 03/01/2026

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 24.74

LOT SIZE (SQFT): 1,077,587

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Cleared
- ManyTrees

UTILITIES

UTILITIES:

- ElectricityAvailable
- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Rich Johnson 

PHONE: 972.771.6970

BROKERED BY: Regal, REALTORS

century21judgefite.com

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