



OLD SHERMAN ROAD

WHITESBORO, TX 76273



\$750,000



1 acres

DESCRIPTION

Prime 11.9-acre tract located on the outskirts of Whitesboro, offering the perfect blend of country space and in-town convenience. Situated just a couple of miles from both U.S. Highway 82 and Texas State Highway 56, this property provides quick access to nearby amenities while still maintaining a peaceful rural feel. The land is flat, cleared, and ready for your vision—whether you're looking to build a single dream home, develop multiple homesites, or use the acreage for cattle or hay production. Located within the city limits of Whitesboro, this versatile property offers excellent potential for residential or agricultural use. With wide open space and a highly desirable location, opportunities like this are becoming increasingly rare in the growing Whitesboro area.

CENTURY 21

Judge Fite Company

800.451.8055

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 21195121

YEAR BUILT:

COUNTY: Grayson

TRACT OR SUBDIVIION: G-0293 Clark Ephrany A-G0293

LIST DATE: 03/11/2026

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 11.9

LOT SIZE (SQFT): 518,364

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Barndominium

LOT DESCRIPTION:

- Acreage
- Agricultural
- CityLot

FENCING:

- BarbedWire

UTILITIES

UTILITIES:

- ElectricityAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Kyle Rothenberger 

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BROKERED BY: Easy Life Realty

century21judgefite.com

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