

# CENTURY 21<sup>®</sup>

Judge Fite Company



## TBD GANT ROAD

SHERMAN, TX 75090



\$2,857,000



1 acres

## DESCRIPTION

NO CITY LIMITS OR ETJ. +- 57.14 acres in a rapidly growing area near the new Texas Instruments and Globitech plants. Currently ag exempt with approximately 3,236' of road frontage on two sides, making subdivision straightforward. Strong candidate for half-acre or one-acre lot development, and conceptual development layouts are available for review. Also suitable for rural acreage tracts or long-term hold. Located in Tom Bean ISD.

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**800.451.8055**

**PROPERTY TYPE:** Land - Unimproved Land

**MLS STATUS:** Active

**MLS:** 21196043

**YEAR BUILT:**

**COUNTY:** Grayson

**TRACT OR SUBDIVIION:** Claiborne Morgan Surv Abs #766

**LIST DATE:** 03/04/2026

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 57.14

**LOT SIZE (SQFT):** 2,489,018

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Agricultural
- Greenbelt

## UTILITIES

**UTILITIES:**

- ElectricityAvailable
- SewerNotAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Michael Browning 

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**BROKERED BY:** MIKE BROWNING REALTY

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