

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2411 SWAMY DRIVE

SHERMAN, TX 75090



\$2,322,012



1 acres

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## DESCRIPTION

Property is located less than a quarter of a mile off of 1-75 in Sherman, TX at the corner of FM 691 and Swamy Drive. Situated between I75 and Texoma Pkwy, this property is perfect for your Mixed Use, Retail or Commerical development. It is also due south of the Texoma Medical Center and less than 12 miles to Texas Instruments and GlobiTech. This is an ideal location for a development or future investment opportunity. Perfect for a 90 Room hotel, 20,000 sf medical plaza or senior living center. Can be divided into two 1.2-acre pad sites. Also available for land lease.

**CENTURY 21**

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**800.451.8055**

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21199411  
**YEAR BUILT:**  
**COUNTY:** Grayson  
**TRACT OR SUBDIVIION:** Dr Swamy Add III  
**LIST DATE:** 03/05/2026

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 2.42  
**LOT SIZE (SQFT):** 105,545

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Cleared
- CityLot

## UTILITIES

### UTILITIES:

- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Jessica Dansby 

**PHONE:** 214.578.5747

**BROKERED BY:** SRC Local Markets, LLC