

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 4528 N TRAVIS STREET

SHERMAN, TX 75092



\$3,750,000



1 acres

## DESCRIPTION

30.89-acre property presents a rare chance for investors and developers to capitalize on one of North Texas' fastest-growing markets. Strategically located in a highly desirable corridor of Sherman, the property offers tremendous flexibility for a variety of development possibilities including residential, commercial, mixed-use, or institutional projects. Sherman and the greater Grayson County region are experiencing significant economic expansion, driven in large part by Texas Instruments' \$30 billion semiconductor manufacturing campus, one of the largest private investments in Texas history. The Texas Instruments project alone is expected to generate thousands of high-paying jobs and attract a substantial network of suppliers, advanced manufacturing firms, and supporting businesses to the area. In addition to Texas Instruments, Sherman continues to attract major corporate investment and manufacturing growth, including companies such as GlobiTech, Finisar II-VI (Coherent), Emerson, Tyson Foods, and Sunny Delight, along with a growing list of suppliers and technology firms positioning themselves near the emerging semiconductor hub. This wave of industrial and technology development is fueling strong population growth, housing demand, and commercial expansion throughout the region. The property's location also benefits from proximity to existing city infrastructure, with city water and sewer available nearby, providing a strong foundation for future development. As Sherman continues to expand northward and eastward, sites with access to utilities and transportation corridors are becoming increasingly valuable.

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21209544  
**YEAR BUILT:**  
**COUNTY:** Grayson  
**TRACT OR SUBDIVIION:** John A Jennings Survey  
**LIST DATE:** 03/16/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 30.89  
**LOT SIZE (SQFT):** 1,345,655

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- Other
- SewerAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Heather Konopka 

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**BROKERED BY:** Heather S Konopka

century21judgefite.com

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