

# CENTURY 21®

Judge Fite Company



## TBD N COLLINS FREEWAY

HOWE, TX 75459



\$3,500,000



1 acres

## DESCRIPTION

Positioned as a key entry point into Sherman and the North Texas growth corridor along Highway 75, this 13.8+ acre tract at N Collins Freeway offers a prime opportunity in the direct path of expansion driving north from DFW. Located minutes from Texas Instruments' multi-billion-dollar campus and surrounded by major industrial momentum including GlobalWafers and Coherent, the area is experiencing rapid growth fueled by job creation, infrastructure investment, and multiple single and multi-family developments breaking ground and in planning. Water and sewer are in place, and the City of Howe's pro-growth approach supports a wide range of commercial, flex, or mixed-use opportunities. With strong frontage on both Highway 75 and Highway 5, this site offers excellent access, visibility, and long-term upside as Sherman, Howe, and Van Alstyne continue to expand—making it a strategic hold or development play in one of North Texas' most active growth corridors.

**PROPERTY TYPE:** Land - Unimproved Land

**MLS STATUS:** Active

**MLS:** 21228543

**YEAR BUILT:**

**COUNTY:** Grayson

**TRACT OR SUBDIVIION:** G-1251 TOBY THOMAS A-G1251, ACRES 13.8

**LIST DATE:** 04/07/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 13.8

**LOT SIZE (SQFT):** 601,128

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- CityLot

## UTILITIES

**UTILITIES:**

- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Jeff Dowden 

**PHONE:** 903.821.4557

**BROKERED BY:** Real Broker, LLC

century21judgefite.com

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