

# CENTURY 21<sup>®</sup>

Judge Fite Company



## TBD FM 697

SHERMAN, TX 75090



\$495,000



1 acres

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## DESCRIPTION

Experience the best of both worlds with this beautiful 11-acre property, offering the perfect blend of Texas countryside and easy access to nearby city amenities. Whether you're looking to build a custom home, create a private retreat, or explore development potential, this property provides a versatile and scenic foundation. Surrounded by mature trees, the land offers natural privacy and picturesque views, all within an established subdivision that continues to see quality growth. With clear building restrictions in place no mobile homes this community maintains long-term value and appeal. Conveniently located just minutes from Sherman's shopping, dining, and entertainment, and only about 30 minutes from McKinney, you'll enjoy peaceful living without sacrificing accessibility. This is a rare opportunity to own a sizable tract in a growing area ready for your vision to come to life.

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21231595  
**YEAR BUILT:**  
**COUNTY:** Grayson  
**TRACT OR SUBDIVIION:** Hancock Ranch Estates  
**LIST DATE:** 04/14/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 11  
**LOT SIZE (SQFT):** 479,160

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- Subdivided

## UTILITIES

### UTILITIES:

- SepticAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Edwin Gakuo 

**PHONE:** 214.405.1448

**BROKERED BY:** United Real Estate