

# CENTURY 21<sup>®</sup>

Judge Fite Company



520 S SAM RAYBURN FREEWAY  
SHERMAN, TX 75090



\$619,000



4,400 sqft

## DESCRIPTION

Rare opportunity to acquire two commercial buildings on separate parcels in a high-growth corridor of Sherman, TX near US-75. The property includes approximately 4,400 square feet of total building space across two structures, offering flexibility for a wide range of commercial uses including contractor space, automotive services, flex space, or small business operations. This property is ideal for an owner-user seeking to occupy one building while generating income from the second, or for an investor looking for multi-tenant potential. The layout supports service-based businesses requiring workspace, storage, and accessibility. Located just minutes from US-75, one of the primary transportation corridors in North Texas, the property offers strong access, visibility, and convenience for both customers and business operations. This location is well-positioned to benefit from continued commercial growth and development in Sherman. The site consists of two separate legal parcels, creating additional flexibility for future resale, leasing, or redevelopment. With commercial zoning and long-term upside potential, this property presents a unique opportunity for investors, contractors, and business owners seeking a functional property in a rapidly growing area. \*\*\*\*BUILDING AND LAND ONLY....the actual business and contents inside are not included.

**PROPERTY TYPE:** Commercial - Industrial  
**MLS STATUS:** Active  
**MLS:** 21231798  
**YEAR BUILT:** 1940  
**COUNTY:** Grayson  
**TRACT OR SUBDIVIION:** None  
**LIST DATE:** 04/10/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 4,400  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.39  
**LOT SIZE (SQFT):** 16,944

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Garage
- OnSite
- Open
- OffStreet
- Outside
- ParkingLot
- Private
- WorkshopInGarage

### ROOF TYPE:

- Metal

### SIDING:


- AluminumSiding
- MetalSiding
- SteelSiding

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

**LISTED BY:** Seychelle Van Poole   
● None

**PHONE:** 972.608.0777

### UTILITIES:

- ElectricityConnected
- SewerAvailable
- WaterAvailable

**BROKERED BY:** Keller Williams Realty DPR

## ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated