

CENTURY 21[®]

Judge Fite Company



2424 TEXOMA PARKWAY

SHERMAN, TX 75090



\$950,000



1,288 sqft

DESCRIPTION

***The City of Sherman has agreed to demo all three buildings should a Buyer elect to build from scratch. ***Significant capital gain tax incentives available in this Opportunity Zone property! Unlock the potential of this versatile 1.15-acre commercial property located at 2424 Texoma Pkwy, Sherman, TX 75090, zoned C-2 (General Commercial) in the heart of a bustling corridor. Previously a 33-unit motel, this site is now primed for redevelopment into a wide range of retail, service, or office uses permitted under Sherman's C-2 zoning, offering endless possibilities for investors and developers. The existing structures can be remodeled into modern suites for businesses such as medical offices, fitness studios, or retail shops, or the site can be cleared for a custom build-to-suit project tailored to your Continued... See Addendum Property Description 1.

PROPERTY TYPE: Commercial - Business
MLS STATUS: Active
MLS: 21237501
YEAR BUILT: 1948
COUNTY: Grayson
TRACT OR SUBDIVIION: Sherman
LIST DATE: 04/13/2026

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800.451.8055

AREA:
SQUARE FEET: 1,288
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 1.15
LOT SIZE (SQFT): 50,094

INTERIOR FEATURES

FLOOR COVERINGS:

- Combination

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Asphalt

ROOF TYPE:

- Composition

SIDING:

- Brick

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityConnected
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Daniel Harker 

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BROKERED BY: Keller Williams Realty DPR

century21judgefite.com

each office is independently owned and operated