

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 950 OLD IDA ROAD

SHERMAN, TX 75090



\$2,397,500



1 acres

## DESCRIPTION

Take a look at this exceptional 68.502 acre property located in Sherman, in the heart of rapidly growing Grayson County. Situated at 950 Old Ida Rd, this tract offers a rare opportunity to secure a sizable piece of land in one of North Texas's most active expansion corridors. With clean paved road frontage, level topography, a water line and electricity along the road, this property presents a low-friction investment ready for immediate or future use. The land is primarily open pasture, allowing for maximum flexibility whether your vision is residential development, long-term holding, or strategic positioning for future growth. The Sherman area is experiencing significant momentum as development continues to push north along the U.S. Highway 75 corridor. Recent large-scale industrial and semiconductor investments have reshaped the region's growth trajectory, increasing demand for well-located acreage. This property sits just 22 miles from Preston Harbor, the massive mixed-use development coming to Denison that is expected to bring thousands of residents, retail, and commercial activity to the region — further validating the long-term demand story for well-located Grayson County land. Tracts of this size, with accessibility and infrastructure, are becoming increasingly scarce. Whether you're a developer, investor, or land buyer looking to get ahead of the curve, this 68.502 acre property offers a strong combination of location, usability, and long-term upside. Located just 15 minutes from Sherman, TX and approximately 1 hour and 8 minutes from DFW.

**PROPERTY TYPE:** Land - Unimproved Land

**MLS STATUS:** Active

**MLS:** 21247682

**YEAR BUILT:**

**COUNTY:** Grayson

**TRACT OR SUBDIVISION:** NA

**LIST DATE:** 04/23/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 68.5

**LOT SIZE (SQFT):** 2,983,860

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Agricultural
- Level

**FENCING:**

- BarbedWire

## UTILITIES

**UTILITIES:**

- ElectricityAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Joseph Marzahl 

**PHONE:** 469.596.9016

**BROKERED BY:** Arrowhead Land Company

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