

CENTURY 21[®]

Judge Fite Company



224 E E COTTAGE STREET

SHERMAN, TX 75090



\$975,000



10,200 sqft

DESCRIPTION

C2-zoned industrial property on approximately 3.1 acres with dual street access, multiple ingress and egress points, and a functional multi-building layout. Main shop area is estimated at approximately 7,000–8,000 SF, buyer to verify, with a pull-through shop configuration, four roll-up doors, approximate 12.5' roll-up door height, and approximate 14.5' eave height. Site improvements include new fencing, new security lighting, updated electrical, repaired roof, new gutters, newly laid gravel, insulated shop area, and three-phase power. Additional improvements include an enclosed lean-to storage area with four roll-up bay doors, plus a separate exterior B-deck building estimated at approximately 1,600 SF (buyer to verify), with electricity and plumbing in place for water. Ideal for contractors, fleet users, equipment storage, repair, service businesses, light manufacturing, or owner-users needing yard, power, access, and flexible shop functionality in Sherman.

PROPERTY TYPE: Commercial - Industrial

MLS STATUS: Active

MLS: 21268814

YEAR BUILT: 1985

COUNTY: Grayson

TRACT OR SUBDIVIION: NA

LIST DATE: 05/13/2026

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800.451.8055

AREA:

SQUARE FEET: 10,200

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 3.1

LOT SIZE (SQFT): 135,036

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- Covered
- Carport
- DoorMulti
- Gravel
- Gated
- OnSite
- Open
- Outside
- Oversized
- ParkingLot
- ParkingPad
- RvGarage
- RvCarport
- RvAccessParking
- OnStreet
- Storage
- Unpaved
- WorkshopInGarage

ROOF TYPE:

- Metal

SIDING:

- MetalSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Other

UTILITIES:

- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Eric Rhoades 

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BROKERED BY: eXp Realty LLC