

\$22,800,000 - 1100 W Shepherd Drive, Sherman

MLS® #21013277

\$22,800,000

0 Bedroom, 0.00 Bathroom,
Land on 266.00 Acres

None, Sherman, TX

A rare opportunity to acquire over 266 acres of strategically located land parcels in high-growth Grayson County, spanning Sherman and Howe, TX. Situated near Texas Instruments'™ new facility, Shepherd's Place, and the Sherman Gateway development, this portfolio is ideal for residential, industrial, or mixed-use development. With close proximity to major transportation corridors and Howe High School, the location offers strong potential for near-term projects or long-term investment. Positioned in one of North Texas'™ fastest-growing markets, this is a compelling opportunity you don't want to miss. Message us today for details!

Essential Information

MLS® #	21013277
Price	\$22,800,000
Bathrooms	0.00
Acres	266.00
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	1100 W Shepherd Drive
Subdivision	None
City	Sherman



County	Grayson
State	TX
Zip Code	75459

Amenities

Utilities	MUD Sewer, MUD Water
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Exterior

Lot Description	Agricultural, Pasture, Rolling Slope
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School Information

District	Howe ISD
Elementary	Summit Hill
High	Howe

Additional Information

Zoning	Agricultural
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Listing Details

Listing Agent	Cecilia Hampton
Listing Office	Keller Williams Realty Allen

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