\$18,900,000 - Tbd Fm 697, Sherman

MLS® #20700615

\$18,900,000

0 Bedroom, 0.00 Bathroom, Land on 606.50 Acres

G-0425 FOX JAMES A, Sherman, TX

Rare opportunity to own 606.5 acres in Sherman, TX located within 5 miles of US Hwy 75, Hwy 82 and downtown Sherman. This site has approximately 11,000ft of road frontage and borders three road: FM 697 on two sides, JP Cave Rd and Independence Springs. There is gentle topography on the majority of the property and some flood plain located on the very south side of the property along the southern border. This land is located in Sherman ISD and is partially in Sherman's ETJ and partially in the County. There are minimal easements on the property, and it is agriculturally assessed. The land is partially in Pink Hill water CCN and partially in Sherman's water CCN and fully in Sherman's sewer CCN. Water and sewer are roughly 2 miles to the west.

Essential Information

MLS® # 20700615 Price \$18,900,000

Bathrooms 0.00
Acres 606.50
Type Land

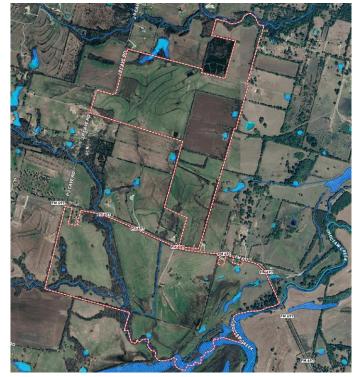
Sub-Type Unimproved Land

Status Active

Community Information

Address Tbd Fm 697





Subdivision G-0425 FOX JAMES A

City Sherman
County Grayson

State TX
Zip Code 75090

Amenities

Utilities All Weather Road, Asphalt, Outside City Limits

Exterior

Lot Description Acreage, Agricultural, Cleared, Level, Pasture

School Information

District Sherman ISD
Elementary Dillingham
Middle Sherman
High Sherman

Additional Information

Zoning Located partially in Sherman ETJ and partially in County

Listing Details

Listing Agent Terrin Bertholf

Listing Office Bertholf Commercial Real Estate

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Listing information last updated on November 20th, 2025 at 4:15am CST