

\$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
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Subdivision	G-0425 FOX JAMES A
City	Sherman
County	Grayson
State	TX
Zip Code	75090

Amenities

Utilities	All Weather Road, Asphalt, Outside City Limits
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Exterior

Lot Description	Acreage, Agricultural, Cleared, Level, Pasture
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School Information

District	Sherman ISD
Elementary	Dillingham
Middle	Sherman
High	Sherman

Additional Information

Zoning	Located partially in Sherman ETJ and partially in County
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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