

\$10,738,700 - 11086 State Highway 56, Sherman

MLS® #20749819

\$10,738,700

0 Bedroom, 0.00 Bathroom,
Land on 107.39 Acres

Tract 1, Sherman, TX

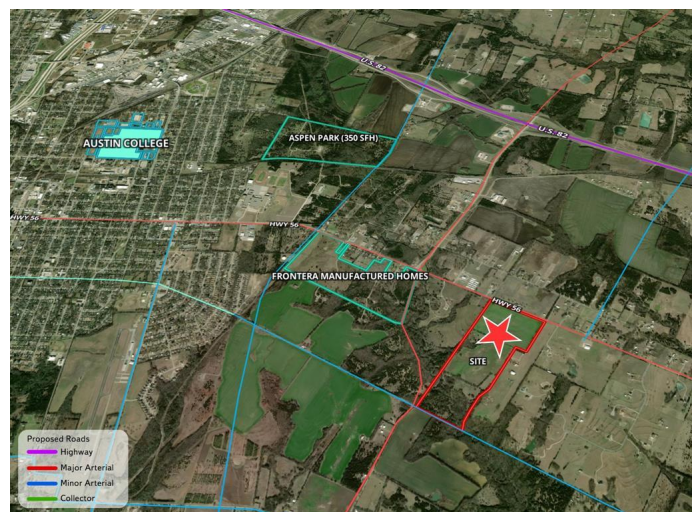
A rare 107-acre Ag Exempt property with ~1,500 ft frontage on Highway 56, just outside Sherman city limits. This land is ideal for development or investment. Sherman is attracting billions in new investments, with rapid expansion and key projects like the Texas Instruments semiconductor plant. Located less than a mile from city limits and within a 10-minute drive to Austin College, Sherman Town Center, and much more, this site offers exceptional access and visibility. With the ongoing industrial corridor development in South Sherman, the property is perfectly poised to benefit from the city's growth. Don't miss the chance to secure a large acreage in an area with unmatched future potential.

Essential Information

MLS® #	20749819
Price	\$10,738,700
Bathrooms	0.00
Acres	107.39
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	11086 State Highway 56
Subdivision	Tract 1



City	Sherman
County	Grayson
State	TX
Zip Code	75090-3300

Amenities

Utilities	Asphalt, Co-op Water, Outside City Limits, No Sewer
-----------	---

Exterior

Lot Description	Acreage
-----------------	---------

School Information

District	Sherman ISD
Elementary	Crutchfield
Middle	Sherman
High	Sherman

Additional Information

Zoning	Unzoned
--------	---------

Listing Details

Listing Agent	Zexi Su
Listing Office	Berkshire HathawayHS PenFed TX

Users may not reproduce or redistribute the data found on this site. The data is for viewing purposes only. Data is deemed reliable, but is not guaranteed accurate by the MLS or NTREIS.

Listing information last updated on November 20th, 2025 at 1:50pm CST