

\$17,671,820 - Tbd Hwy 11 & Nelson Rd. Highway, Sherman

MLS® #20803130

\$17,671,820

0 Bedroom, 0.00 Bathroom,
Land on 784.34 Acres

Eldridge, Sherman, TX

Rarely does a property with this amount of acreage come on the market in Grayson County, but this distinguishable property of approximately 768.34 acres is definitely one of kind with its rolling topography with variations of around 110 feet. Located on the southeast edge of Sherman in the fast-growing area of US HWY 75, US HWY 82, and Preston Roads. This property could have the potential to be a buy and hold investment, or for splitting into smaller tracts due to the tremendous amount of Highway frontage on State HWY 11, Nelson Rd., and Webb Smith Roads. The property is diverse with fenced pastureland, areas of cultivation, variations in topography, scattered native pecan trees, and several ponds. Also, the property has improvements that include a hunter's cabin or office, working ponds, Quonset barn, and workshop. Sherman and Grayson County are both realizing tremendous growth...this unique and one-of-a-kind property could be your opportunity to participate in future growth potential.

See Transaction Desk for PDF aerials, FEMA Mapping, ETC. Information Deemed Reliable but not Guaranteed.

Built in 1970

Essential Information



MLS® #	20803130
Price	\$17,671,820
Bathrooms	0.00
Acres	784.34
Year Built	1970
Type	Land
Sub-Type	Ranch
Status	Active

Community Information

Address	Tbd Hwy 11 & Nelson Rd. Highway
Subdivision	Eldridge
City	Sherman
County	Grayson
State	TX
Zip Code	75090

Amenities

Utilities	All Weather Road, Asphalt, Co-op Membership Included, Outside City Limits, Overhead Utilities
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Exterior

Lot Description	Acreage, Agricultural, Corner Lot, Few Trees, Other, Pasture, Tank/Pond, Varied
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School Information

District	Tom Bean ISD
Elementary	Tom Bean
Middle	Tom Bean
High	Tom Bean

Additional Information

Zoning	None.
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Listing Details

Listing Agent	David Norman
Listing Office	DAVID NORMAN LAND COMPANY

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Listing information last updated on November 20th, 2025 at 8:32am CST