

\$8,180,100 - Tbd Shepherd Drive, Sherman

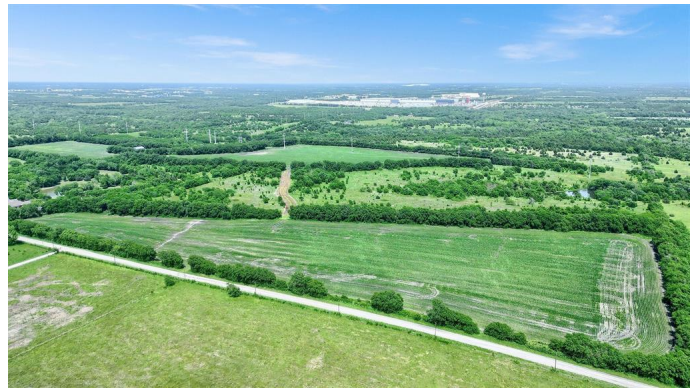
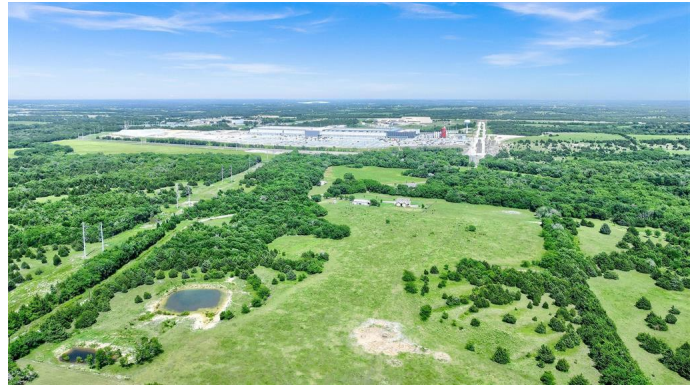
MLS® #20983252

\$8,180,100

0 Bedroom, 0.00 Bathroom,
Land on 90.89 Acres

MCKINNEY & WILLIAMS A-G0866, Sherman,
TX

PRIME LOCATION! This tract is strategically located on the same road 1 mile west from the \$30B Texas Instruments expansion. At the corner of Shepherd Rd. and Farmington Rd. this 90.89 acre tract is poised to capitalize on the population influx from DFW along with the many jobs created by the Texas Instruments development and chip manufacturing boom taking place in southern Sherman spearheaded by Global Wafers. HEB recently announced acquisition of a 20 acre site very close by. Many new developments coming nearby including Centurion American's Cottonwood development on FM 902, Shepherd's Place master planned community at Shepherd Road and Hwy. 75. With an available 20 inch groundwater line running along Farmington and a 36 inch sewer line located approximately 1 mile east at Texas Instruments. this site has much potential. In preparing for this growth, a portion of Shepherd Rd. has been recently updated to a 4 lane road and median. Many new developments are shaping up the surrounding area and this tract is next. Call us for any questions.



Essential Information

MLS® #	20983252
Price	\$8,180,100

Bathrooms	0.00
Acres	90.89
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Tbd Shepherd Drive
Subdivision	MCKINNEY & WILLIAMS A-G0866
City	Sherman
County	Grayson
State	TX
Zip Code	75092

Amenities

Utilities	Asphalt, City Water, Electricity Available
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Exterior

Lot Description	Acreage
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School Information

District	Howe ISD
Elementary	Summit Hill
Middle	Howe
High	Howe

Additional Information

Zoning	Unzoned and inside city limits
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Listing Details

Listing Agent	Greg Fife
Listing Office	Butch Fife, REALTORS

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Listing information last updated on November 20th, 2025 at 9:01pm CST