

\$6,789,000 - 2164 Ford Road, Sherman

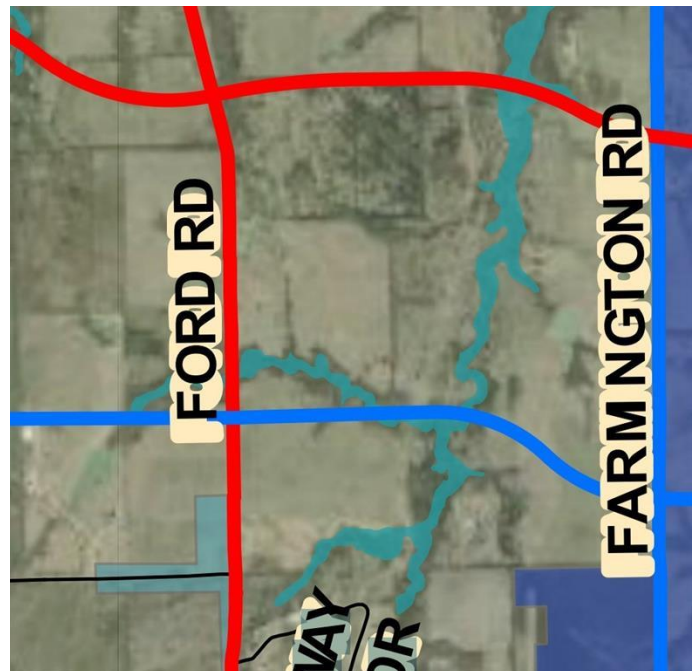
MLS® #21005962

\$6,789,000

0 Bedroom, 0.00 Bathroom,
Land on 103.00 Acres

LLOYD DANIEL, Sherman, TX

Investors, Developers - This is a great opportunity to acquire 103 acres in super hot Sherman ETZ. This 103 acres track has everything you needed - big pond, rolling slope, creek at the back and wildlife, to create your own paradise or hold it for future development. The property is within the vicinity of 35B+ Silicon Ally corridor and 1100 acres Cottonwood development on `javascript:__doPostBack('m_lbSubmit','')902` bringing 11000 homes to the area. Future Grayson County Thoroufare plan shows properties north edge will have a major east-west artery (Wyatt Road) and Ford road will be developed as north south minor artery, connecting 902 with Sherman, Denison and Pottsboro. Property has multiple access points, just minutes from Hwy 75, Preston rd(HWY 289) and future DNT. Information deemed reliable but not guaranteed. Buyer and Buyer's agent to verify that all information contained herein is accurate.



Essential Information

MLS® #	21005962
Price	\$6,789,000
Bathrooms	0.00
Acres	103.00
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	2164 Ford Road
Subdivision	LLOYD DANIEL
City	Sherman
County	Grayson
State	TX
Zip Code	75092

Amenities

Utilities	Aerobic Septic, City Water, Co-op Water, Electricity Available, Outside City Limits
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Exterior

Lot Description	Acreage, Adjacent to Greenbelt, Agricultural, Pasture, Rolling Slope, Undivided
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School Information

District	Howe ISD
Elementary	Summit Hill
Middle	Howe
High	Howe

Additional Information

Zoning	Agriculture
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Listing Details

Listing Agent	Naseem Shaik
Listing Office	Sun Star Realty

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Listing information last updated on November 21st, 2025 at 2:30am CST