

\$6,510,000 - 2800 E 82 Highway, Sherman

MLS® #21029390

\$6,510,000

0 Bedroom, 0.00 Bathroom,
Land on 186.00 Acres

Jennings Fleming, Mcglothlin, Sherman, TX

Prime 186-Acre Development Opportunity
Near Sherman CBD

This remarkable 186-acre property is the largest contiguous tract of vacant land near the Sherman Central Business District, offering unmatched proximity to retail, dining, entertainment, and major transportation routes. Located just 5 minutes from Highway 75 and approximately 10 minutes from the heart of Sherman, the site delivers both convenience and privacy.

With its sweeping oak trees, a natural creek, and a tranquil, scenic setting, the land provides an exceptional foundation for residential or multi-family development. The property's versatility also makes it ideal for mixed-use projects, combining residential, retail, and service opportunities in one strategic location.

Boasting approximately 1,592 feet of Highway 82 frontage, this location offers unparalleled visibility--perfect for retailers, restaurants, and service businesses seeking maximum exposure. A recently completed environmental study, including Phase I and Phase II reports, provides valuable due diligence already in place.

Whether you are seeking a prime 1031 Tax Free Exchange investment, large-scale residential site, or a high-visibility commercial location, this property offers endless



possibilities. Its rare size, strategic location, and natural beauty make it a one-of-a-kind opportunity in the growing Sherman market.

Essential Information

MLS® #	21029390
Price	\$6,510,000
Bathrooms	0.00
Acres	186.00
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	2800 E 82 Highway
Subdivision	Jennings Fleming,Mcglathlin
City	Sherman
County	Grayson
State	TX
Zip Code	75090

Amenities

Utilities	All Weather Road, City Sewer, City Water, Electricity Available, Sewer Available
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Exterior

Lot Description	Acreage, Agricultural
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School Information

District	Sherman ISD
Elementary	Dillingham
Middle	Piner
High	Sherman

Additional Information

Zoning	Ag Exempt
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Listing Details

Listing Agent	Frank Ventura
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Listing information last updated on November 21st, 2025 at 3:30am CST