

LAND FOR SALE IN SHERMAN, TEXAS

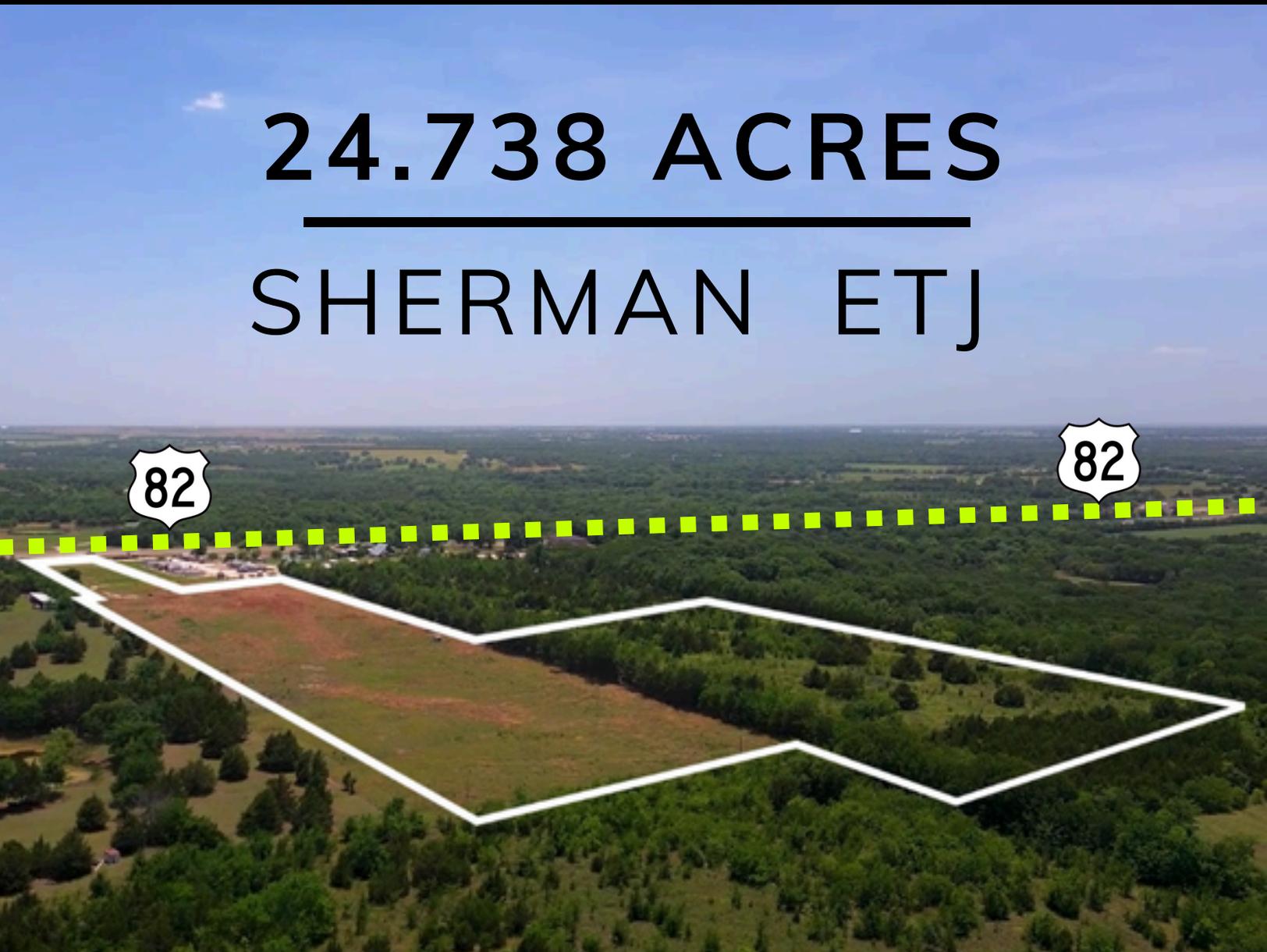
# 144 Raccoon Drive

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**24.738 ACRES**

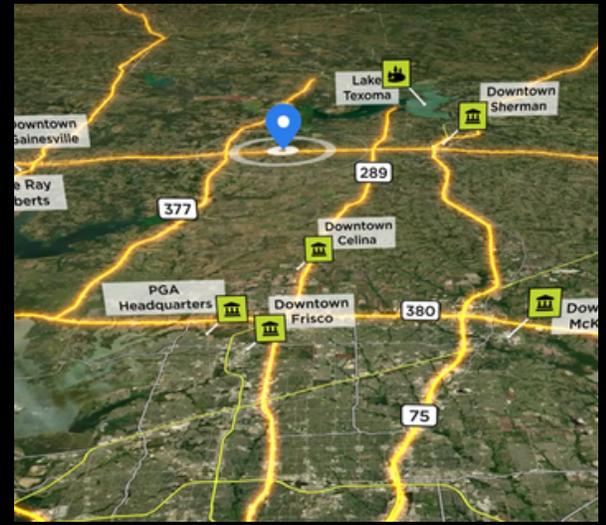
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**SHERMAN ETJ**



RICH JOHNSON





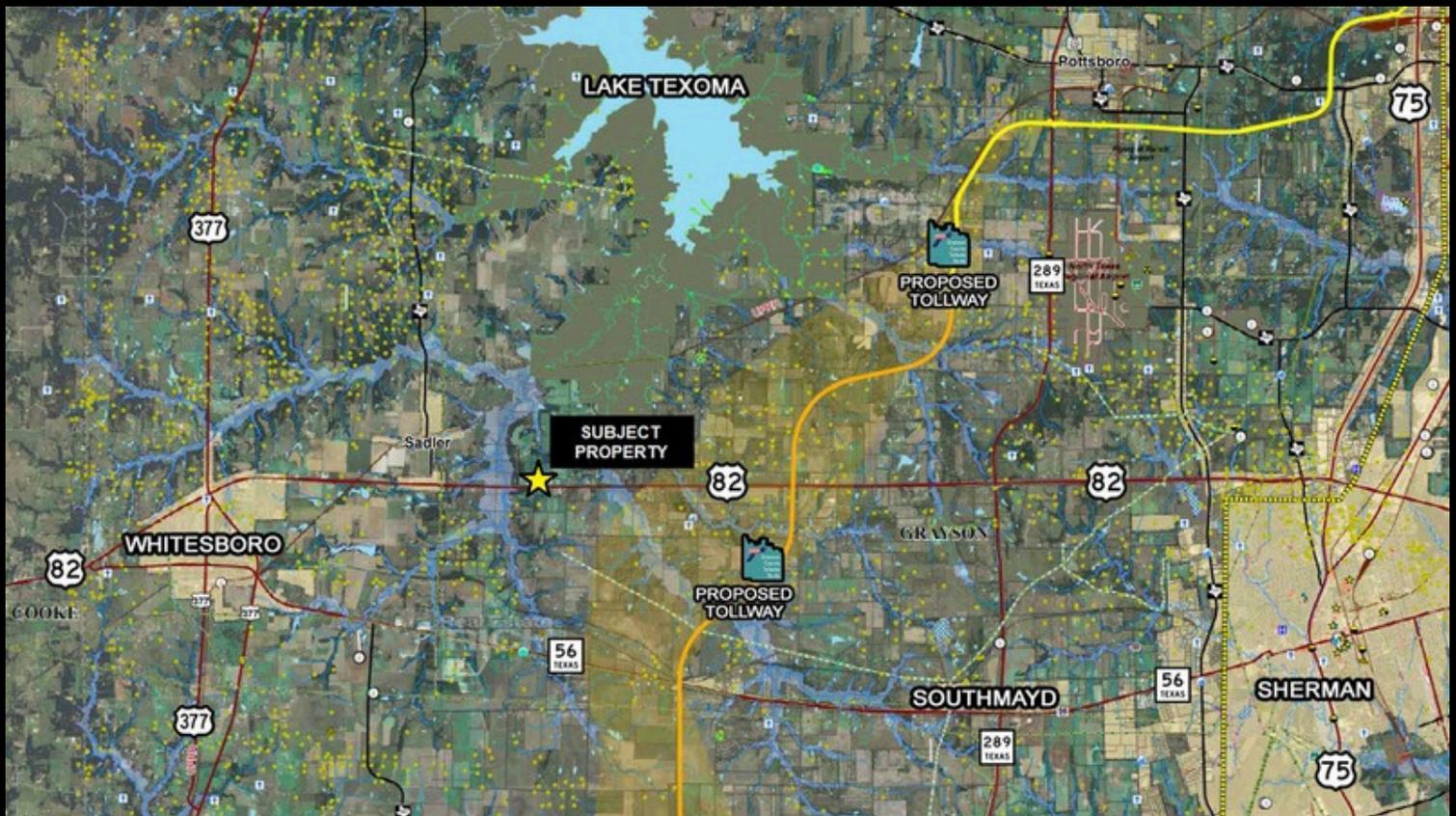
## INVESTMENT HIGHLIGHTS

This prime +/-24.74-acre site with 194'+ Hwy 82 frontage offers high visibility and direct highway access, strategically located near the proposed Grayson County Tollway. Positioned in a rapidly growing area with major corporate investments and a proposed \$6 billion Margaritaville resort on Lake Texoma, the property is well-suited for commercial and industrial use.

## PROPERTY DESCRIPTION

The property includes 14 acres cleared and 10.5 acres with natural terrain. Located within Sherman's ETJ, it has no zoning restrictions, making it suitable for a range of uses, including storage, parking, warehouse, other commercial development. Utilities include an existing water meter and access to three-phase power. Its strategic location near major highways and planned developments supports future business opportunities. The surrounding area's rapid growth and infrastructure expansion further enhance its accessibility and development potential.





### Area Growth & Development:

- Grayson County is a rapidly growing North Texas region.
- Sherman attracts major industrial investments from Texas Instruments and Global Wafers.
- Denison's proposed \$6B Margaritaville resort invites tourism.
- Pottsboro, Southmayd, and Whitesboro see rising development demand.
- The future Grayson County Tollway will improve connectivity

### Strategic Location & Accessibility:

- 4 miles west of the proposed Grayson County Tollway.
- 7 miles from Highway 377 in Whitesboro and 8 miles from Preston Road (SH 289).
- 12 miles from Highway 75, providing direct access to Sherman, Denison, and the DFW Metroplex.
- 19 miles from Gainesville and 20 miles from Lake Texoma.
- Positioned along Hwy 82, a major east-west corridor connecting North Texas to Oklahoma and beyond.



## CONTACT US



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