

Sherman Investment Opportunity
950 Old Ida Rd
Sherman, TX 75090

\$1,883,750
68.5± Acres
Grayson County



Sherman Investment Opportunity

Sherman, TX / Grayson County

SUMMARY

Address

950 Old Ida Rd null

City, State Zip

Sherman, TX 75090

County

Grayson County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land, Business Opportunity

Latitude / Longitude

33.596128 / -96.486888

Acreage

68.5

Price

\$1,883,750

Property Website

<https://arrowheadlandcompany.com/property/sherman-investment-opportunity/grayson/texas/103676/>



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PROPERTY DESCRIPTION

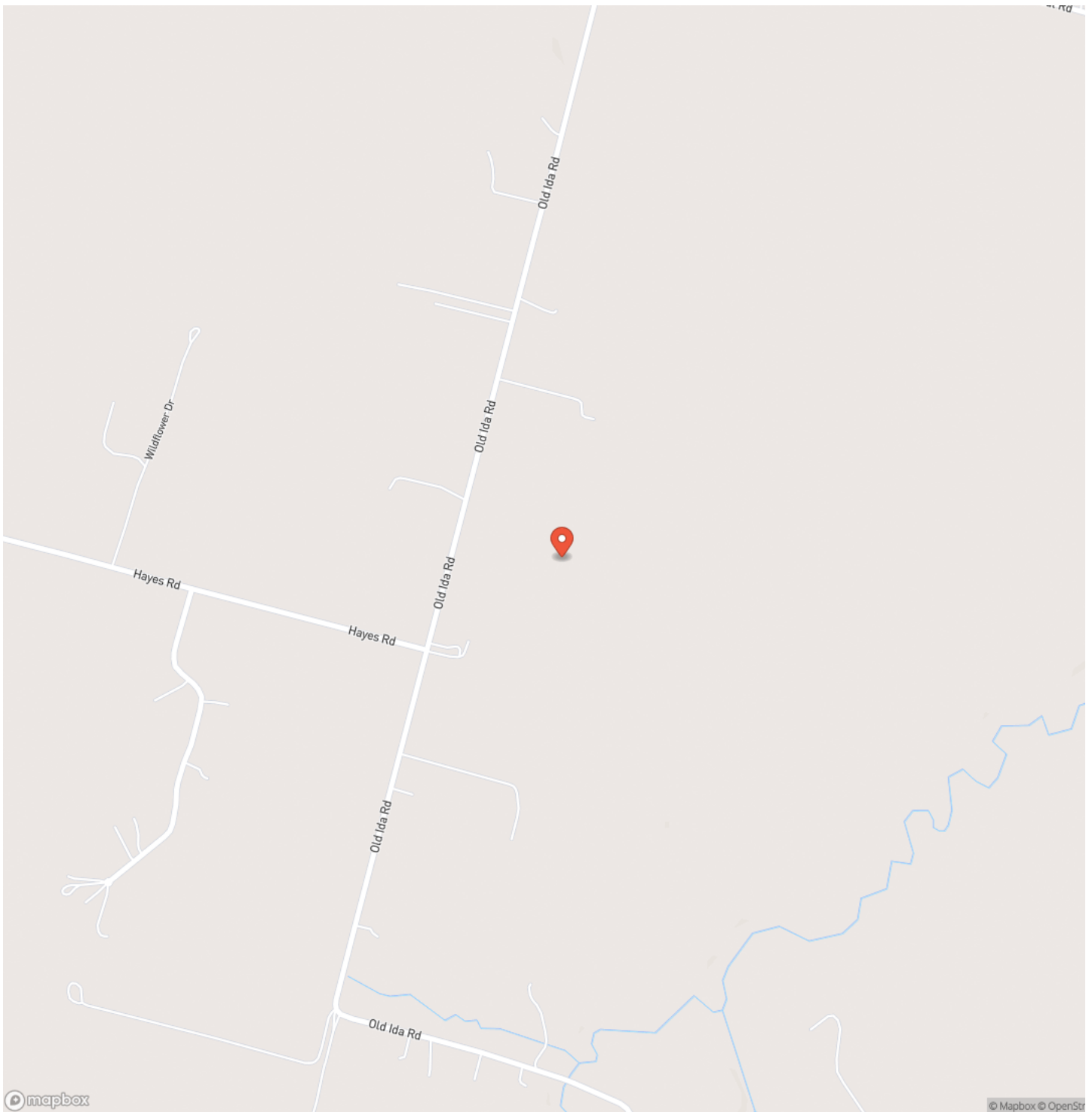
PRICE REDUCED!! Take a look at this exceptional 68.502 +/- acre property located in Sherman, in the heart of rapidly growing Grayson County. Situated at 950 Old Ida Rd, this tract offers a rare opportunity to secure a sizable piece of land in one of North Texas's most active expansion corridors. With clean paved road frontage, level topography, a water line and electricity along the road, this property presents a low-friction investment ready for immediate or future use. The land is primarily open pasture, allowing for maximum flexibility whether your vision is residential development, long-term holding, or strategic positioning for future growth. The Sherman area is experiencing significant momentum as development continues to push north along the U.S. Highway 75 corridor. Recent large-scale industrial and semiconductor investments have reshaped the region's growth trajectory, increasing demand for well-located acreage. This property sits just 22 miles from Preston Harbor, the massive mixed-use development coming to Denison that is expected to bring thousands of residents, retail, and commercial activity to the region — further validating the long-term demand story for well-located Grayson County land. Tracts of this size, with accessibility and infrastructure, are becoming increasingly scarce. Whether you're a developer, investor, or land buyer looking to get ahead of the curve, this 68.502 +/- acre property offers a strong combination of location, usability, and long-term upside. Located just 15 +/- minutes from Sherman, TX and approximately 1 hour and 8 minutes from DFW. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Joe Marzahl at [\(469\) 596-9016](tel:4695969016).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

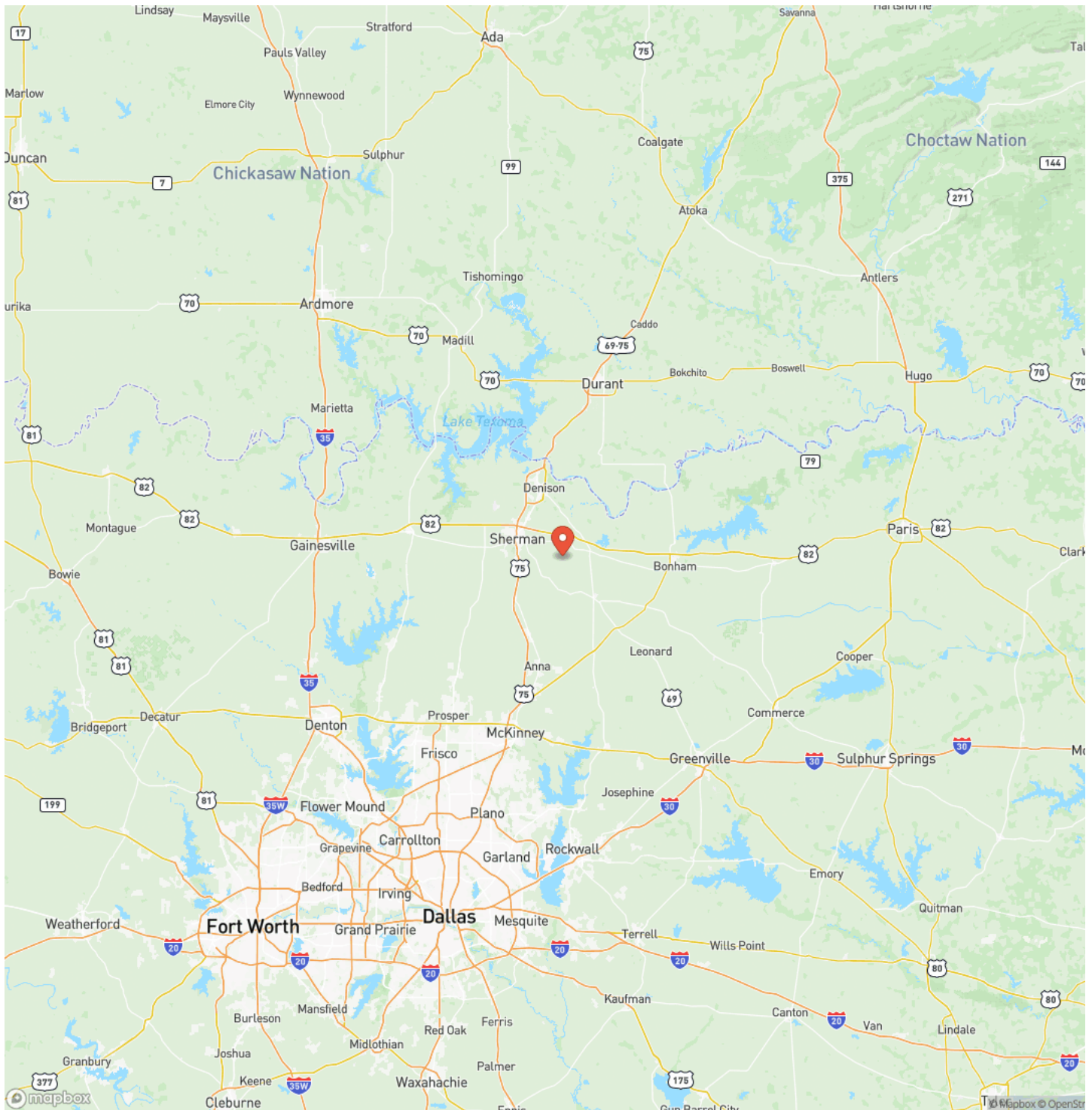
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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(833) 873-2452

Email

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Address

City / State / Zip

Dallas, TX 75248

NOTES



This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



<https://arrowheadlandcompany.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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