16.65 Acres in Sherman – Pond, Creek & Paved Frontage
00 Hazelwood Rd
Sherman, TX 75092

$582,750
16.65± Acres
Grayson County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
00 Hazelwood Rd

City, State Zip
Sherman, TX 75092

County
Grayson County

Type
Farms, Recreational Land, Undeveloped Land, Lot

Latitude / Longitude
33.6499 / -96.7611

Acreage
16.65

Price
$582,750

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

Located just minutes from Sherman, this 16.65+/- acre property offers an excellent opportunity for a future homesite, recreational retreat, or long-term land investment in growing Grayson County. The property features gently rolling terrain with a mix of open pasture and mature hardwoods, providing plenty of usable ground while maintaining privacy and seclusion. A seasonal creek winds through the property, and a pond that holds water year-round provides a reliable water source for livestock and wildlife. The combination of timber, water, and surrounding habitat also creates great hunting opportunities. The property is currently ag exempt and fenced on three sides, making it well suited for livestock or other agricultural uses. With approximately 596+/- feet of paved road frontage, the property offers convenient access and multiple possibilities for a future build site. Electricity is already located on the property and along the road, and an older water well is also present, although its current functionality has not been verified. Location is another major advantage! The property sits approximately 1.43 miles south of Highway 82 and only 13+/- miles from downtown Sherman, while Whitesboro is approximately 11+/- miles away. Dallas is roughly 64+/- miles to the south, providing access to the greater DFW Metroplex while still allowing for a quieter rural setting. Grayson County continues to experience significant growth and investment, and this property is positioned approximately 10.5+/- miles from Texas Instruments' expanding semiconductor manufacturing operations in Sherman. With development and employment growth continuing throughout the area, acreage within convenient reach of Sherman offers both immediate usability and potential for the future. Whether you are looking for a place to build a country home, keep livestock, enjoy the outdoors, or secure acreage in one of North Texas' growing areas, this 16.65+/- acre tract is well worth a look. 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.

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact anc must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

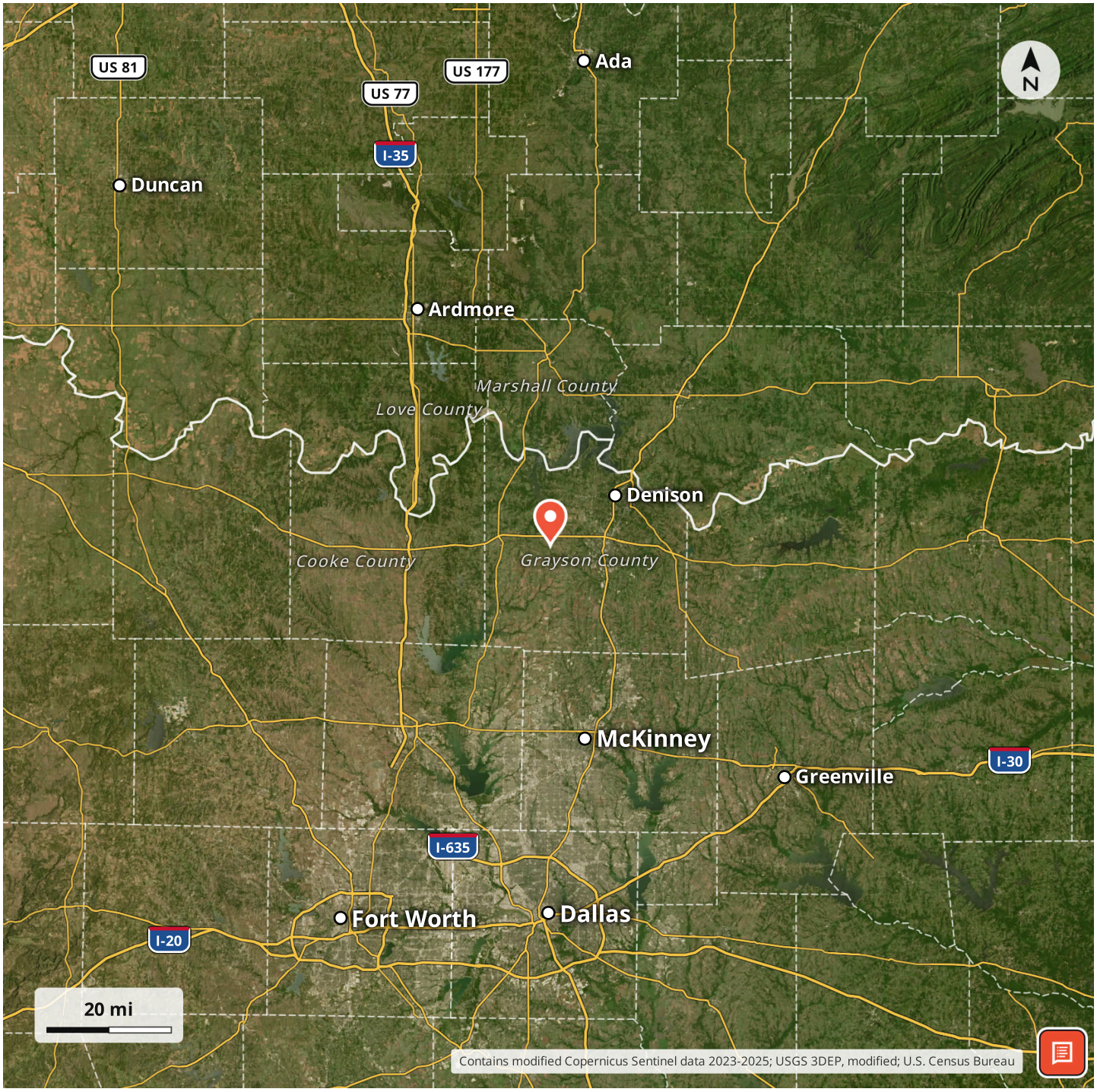
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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



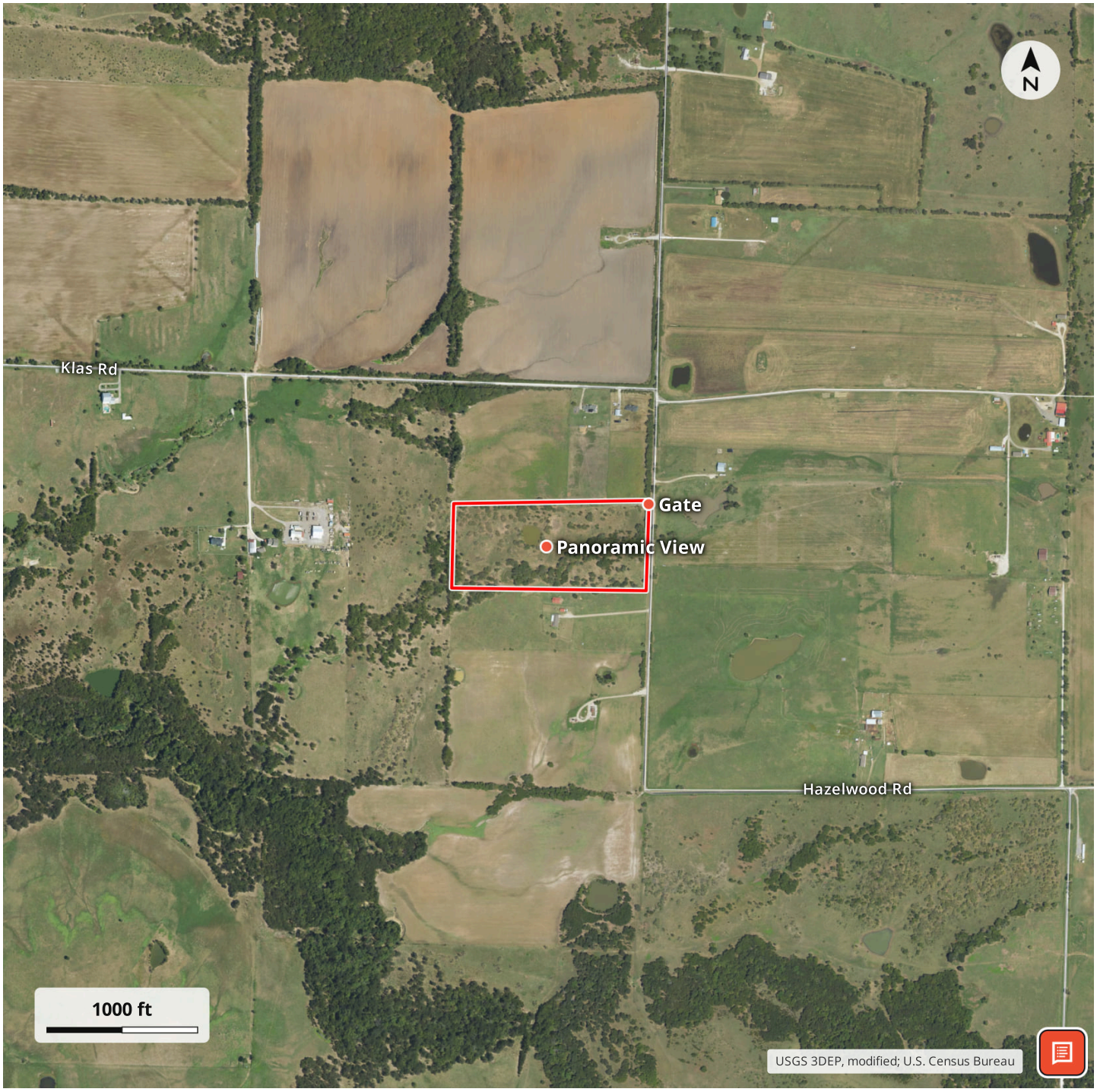





Regional Map



Locator Map

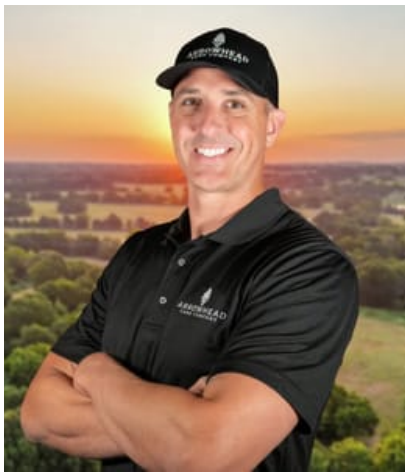

N
Klas Rd
Gate
Panoramic View
Hazelwood Rd
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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