

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

\$582,750
16.65± Acres
Grayson County



16.65 Acres in Sherman – Pond, Creek & Paved Frontage
Sherman, TX / Grayson County

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

<https://arrowheadlandcompany.com/property/16-65-acres-in-sherman-pond-creek-paved-frontage-grayson-texas/114867/>



16.65 Acres in Sherman – Pond, Creek & Paved Frontage Sherman, TX / Grayson County

PROPERTY DESCRIPTION

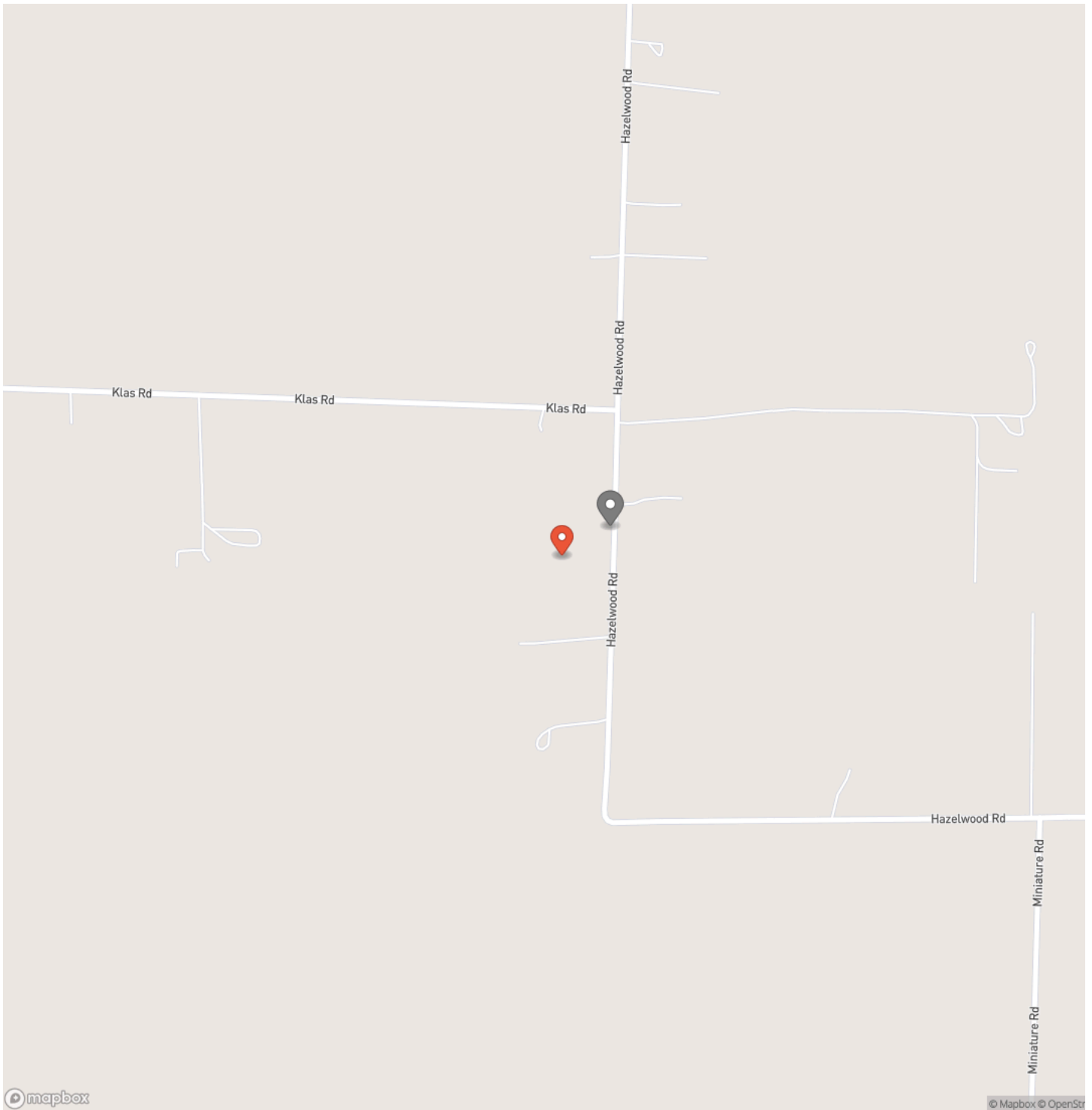
Located just minutes from Sherman, this 16.65+/- acre property offers an excellent opportunity for a future homesite, recreational retreat, or long-term land investment in growing Grayson County. The property features gently rolling terrain with a mix of open pasture and mature hardwoods, providing plenty 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](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.

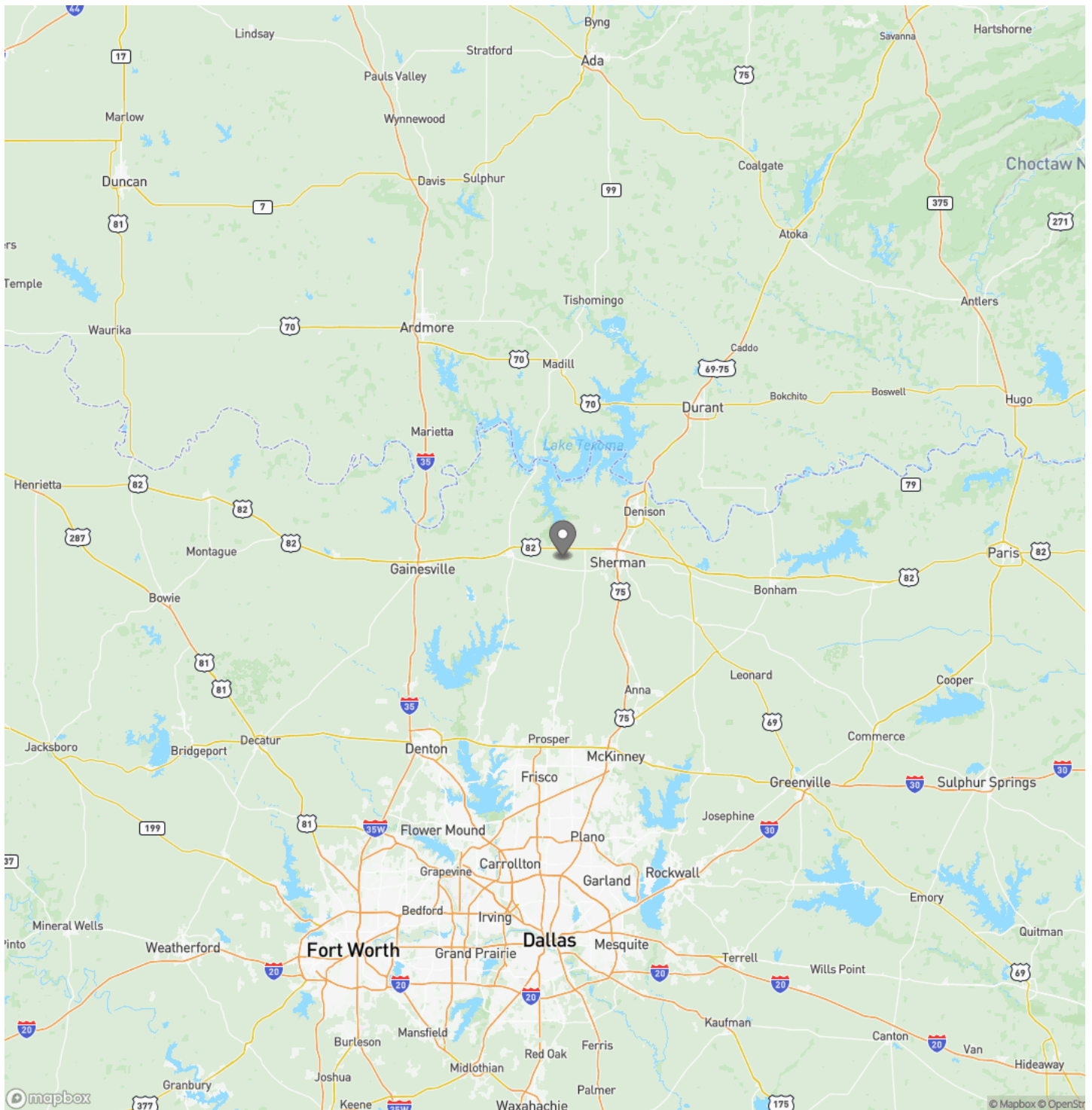
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Locator Map



Locator Map



Satellite Map



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Sherman, TX / Grayson County

LISTING REPRESENTATIVE

For more information contact:



Representative

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NOTES

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DISCLAIMERS

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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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