

± 10 Acres – Grayson County

Sherman, TX



For Sale // Land

Patria Realty Group presents the opportunity to purchase ±10 Acres in Sherman, TX for immediate development or investment.

Subject property is strategically located on Cliff Hestand road, which sits between both Hwy 11 and Hwy 75.

Property is ETJ with proximity to city utilities, as well as the Bel Air Village residential development.

*Price: Call Broker for Pricing

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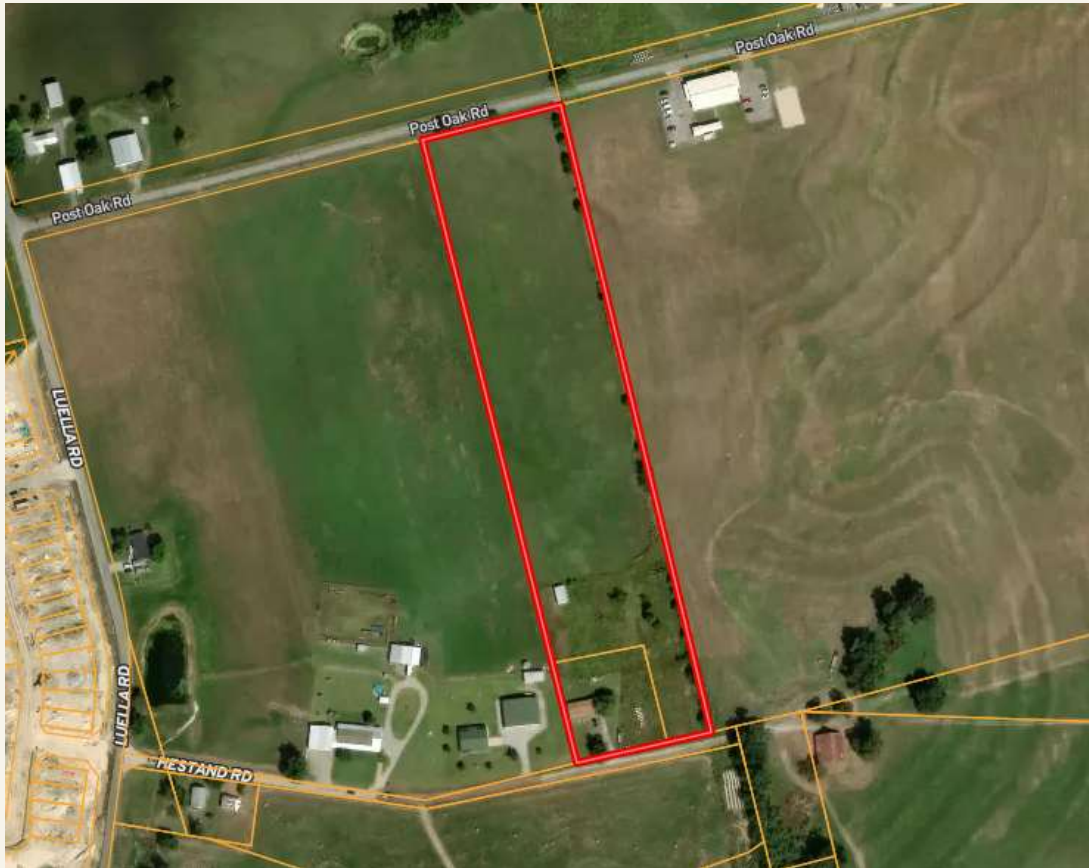
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Property Overview



For Sale // Land

Overview

- Size: ± 10
- Frontage: ± 322 ft of road frontage on Post Oak Rd, 322ft on Cliff Hestand road
- Utilities: City water available, City sewer in proximity at Luella Road
- Zoning: ETJ
- Entitlements: Currently entitled for Self-Storage. Use can be changed

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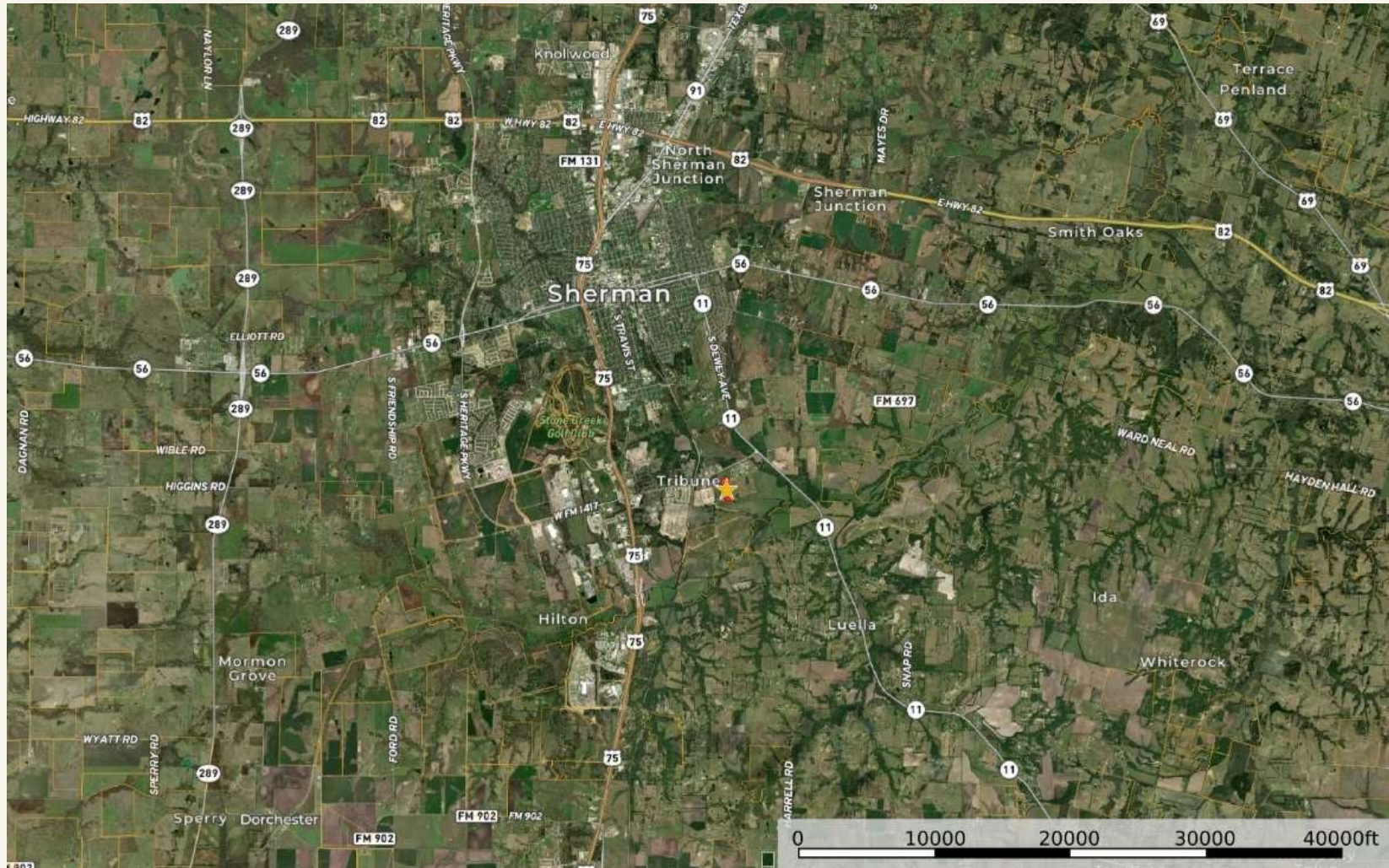
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Aerial Map



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Demographics



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Demographics	2 Mile	5 Mile	10 Mile
2025 Population	2,816	35,319	68,941
2030 est. Population	4,635	44,087	84,860
Growth '20-'25	7.5%	2.8%	2.5%
Median HH income	\$93,749	\$59,077	\$64,803

Traffic Count (2022)	VPD
E FM 1417	7,627
HWY 11	5,859

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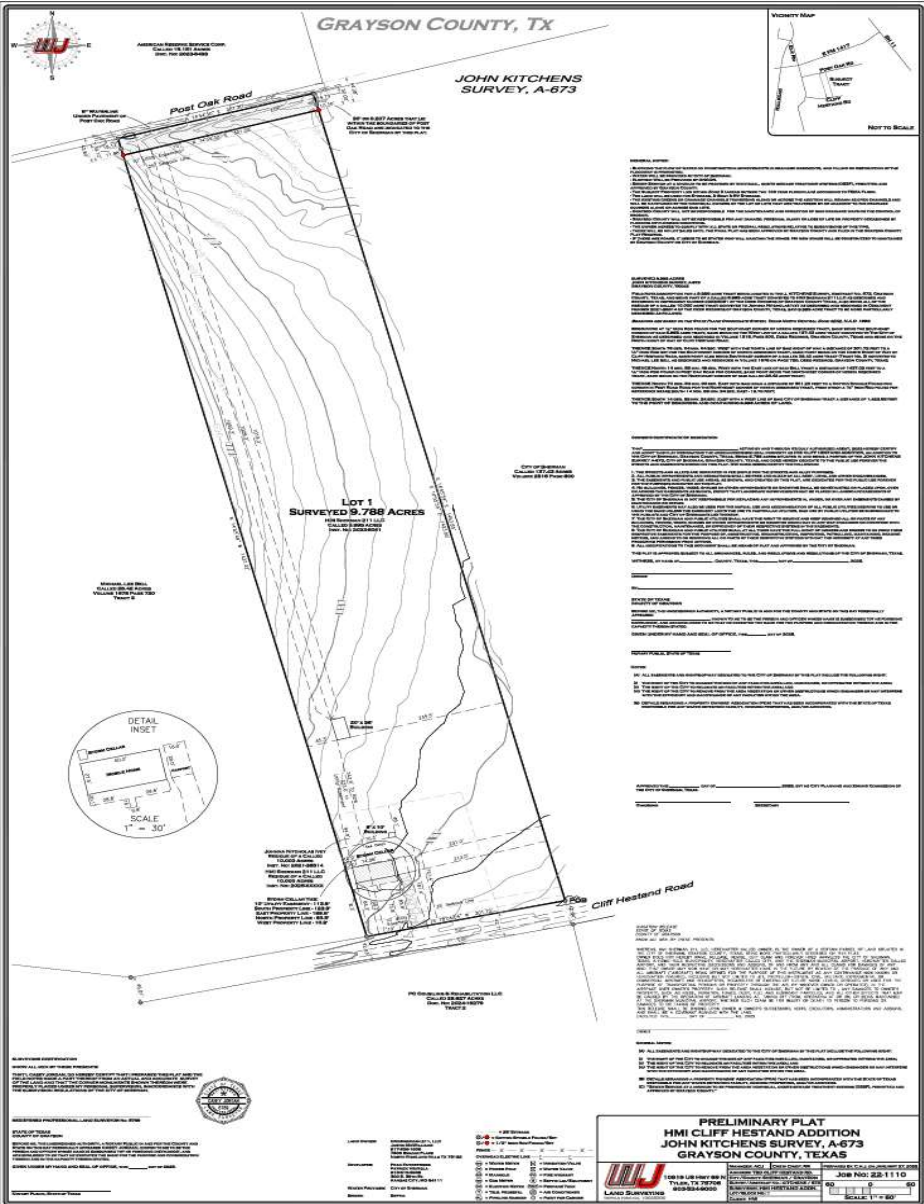
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Survey



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