

Unimproved Land - Sherman, TX

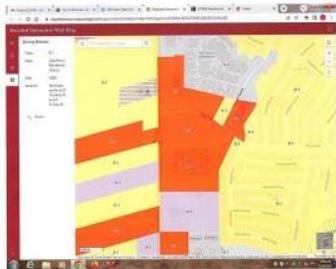


3703 W Park Avenue, Sherman, TX, 75090

Offered at \$189,000

Almost level .99 acre ,... fronts on Park Avenue just north of the new Sherman, High School... ideal location for neighborhood service business....adjacent to PebbleBrook Addition and the booming FM 1417 corridor....Many apartment dwellers within a few blocks.....Landmark location near the Sherman High School, perfect for barber shop, beauty salon, insurance services, bakery, exercise or health studio, Home health care, Dental office, tax or accountant service, financial planner, coffee shop, restaurant and countless other service businesses.....City water and city sewer in place..... in the Fairway of Sherman Growth...Owner will consider financing with 30% down, 6.5% interest on the balance, 10 year amortization with a 3 year balloon payment on the then remaining balance....

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
0.99 acre (lot size)
Built: Unknown year



Scan above on mobile device for directions to this listing

Assist2Sell
vip@assist2sell.com



All information deemed reliable but not guaranteed. If your property is currently listed this is not meant as a solicitation.
©2026 Assist2Sell.com - Licensed according to agreed upon terms and conditions. This listing is courtesy of ERA STEVE COOK AND COMPANY



<https://assist2sell.com/listing/3703-w-park-avenue-sherman-tx-75090/3yd-ntreis-20193065>