

**TBD NEATHERY ST., COLLINSVILLE TX 76233**

**ASKING PRICE: \$2,250,000**

**63.69± ACRES**

**TX LAND & LEGACY REALTY**

Approximately 63.69± acres

**For More Information, Please Contact:**



**Bryson Swiggart**

REALTOR®

817.832.4273

Bryson@txllrealty.com





# EXECUTIVE SUMMARY

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*TX Land & Legacy Realty is pleased to present 63.69± acres of premier development land located on Neathery Street in Collinsville, Texas.*

Priced at \$2,250,000, this property offers a ready opportunity to capitalize on Grayson County's robust economic and population growth. Ideally situated within the Collinsville ETJ and featuring water and sewer lines at the northern boundary along Humm Street, the site is poised for a successful residential subdivision or a custom build-and-sell approach.

With the City of Collinsville's pro-development outlook and a gently sloped topography suitable for green space and park amenities, this property stands as a unique chance to shape the next great neighborhood in booming North Texas.

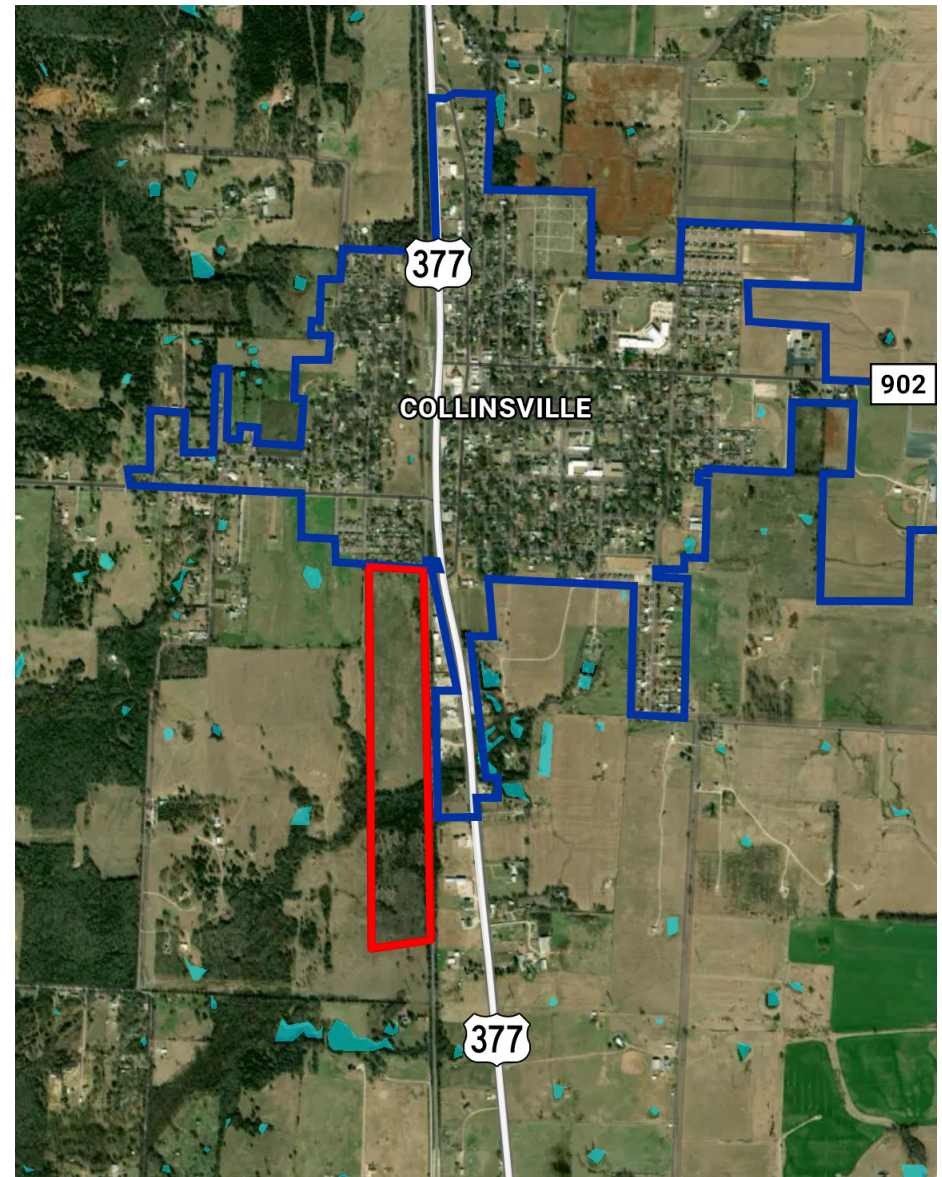




# PROPERTY INFORMATION

<b>Location</b>	TBD Neathery St., Collinsville, TX (Within Collinsville ETJ)
<b>Size</b>	Approximately 63.69± acres
<b>Zoning/Status</b>	Currently Ag exempt, with strong potential for residential rezoning
<b>Utilities</b>	Water and sewer lines available along Humm Street (northern boundary)
<b>Topography</b>	Gently sloped terrain with mature trees and a wet-weather creek, ideal for green spaces and park settings
<b>City Support</b>	City of Collinsville leadership is receptive to growth and has shown support for residential development plans
<b>Price</b>	\$2,250,000

This tract's features—utility access, favorable city stance, and scenic natural elements—provide an excellent canvas for creating a vibrant residential community in North Texas.









# INVESTMENT HIGHLIGHTS



## PRIME DEVELOPMENT POTENTIAL

- Situated in a high-growth corridor of Grayson County, this acreage is exceptionally well-positioned for subdivision or build-and-sell strategies.

## ESSENTIAL INFRASTRUCTURE IN PLACE

- Water and sewer lines running along Humm Street ensure reduced development costs and streamline the path to construction.

## AG EXEMPTION

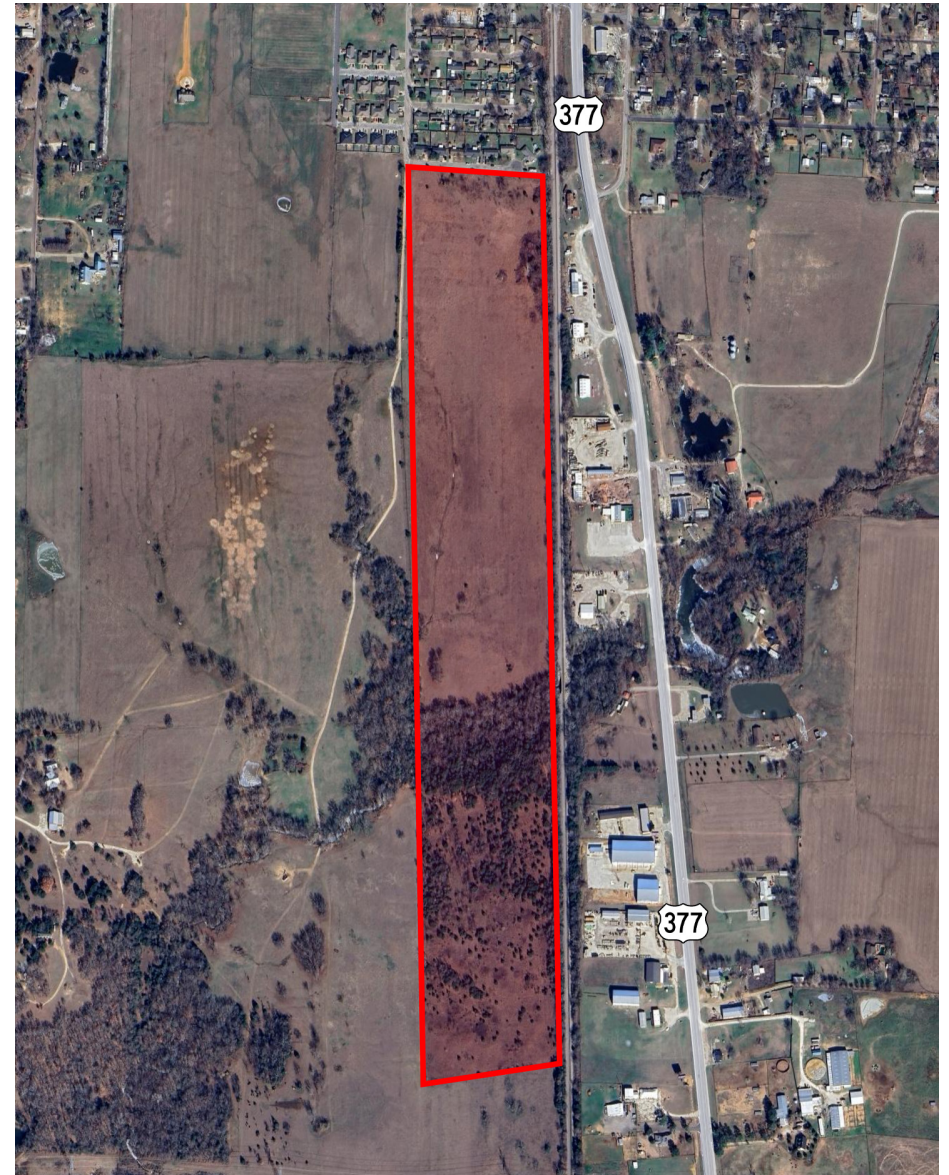
- Currently carrying an agricultural exemption, providing potential tax advantages during the planning and pre-development phase.

## PRO-GROWTH LOCAL GOVERNMENT

- The City of Collinsville has been open and supportive of development proposals, fostering an environment conducive to rapid project approvals.

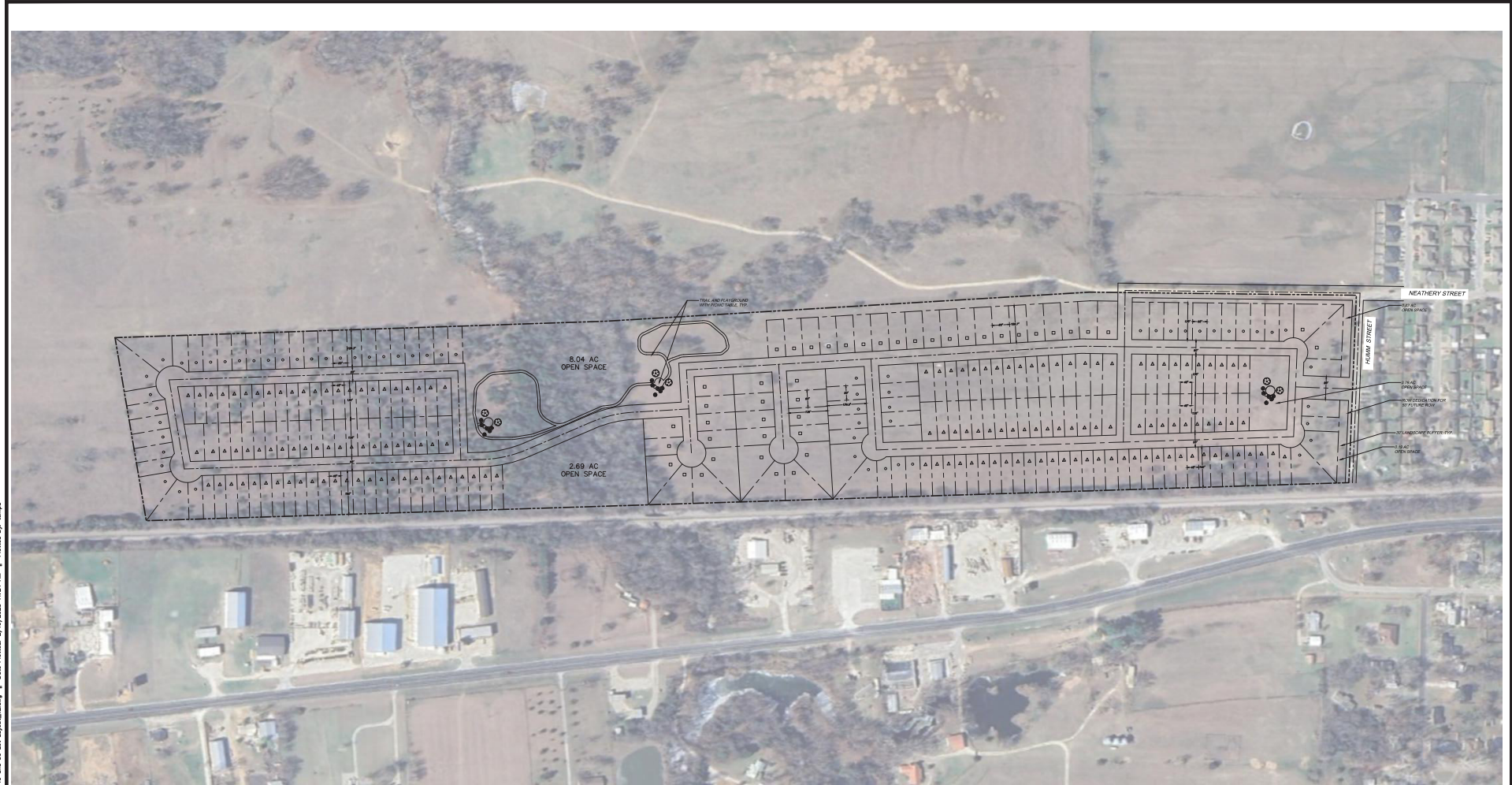
## SOLID INVESTMENT IN A FAST-GROWING REGION

- With Grayson County's population surpassing 136,000 and projected to continue climbing, demand for new housing remains strong. Collinsville itself benefits from proximity to the rapidly expanding Sherman-Denison area and the broader North Texas region.





# DEVELOPMENT CONCEPTS

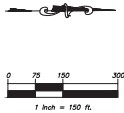


File: T:\25-0100 - Collinsville 63 Acres\Collinsville 63 Acres - 40 and 50 Lot Layout-2.dwg | Date Plotted: 2/15/2025 11:24 AM | Plotted By: tempus



TEMPUS LAND SOLUTIONS, LLC  
DFW AND GREATER TEXAS  
817.223.8489  
michael@tempus-ls.com

SITE DATA TABLE				
LOT TYPE	PROPOSED LOT COUNT	ACREAGE	DENSITY (UNITS/AC)	
60' X 100'	44			
50' X 100'	61			
40' X 100'	155			
OPEN SPACE	5	12.14		
TOTAL	260	63.69	4.08	



## COLLINSVILLE 63 ACRES DEVELOPMENT CONCEPT PLAN

an addition to The City of Collinsville in  
Grayson County, TX  
260 Single Family Residential Lots  
and 5 Open Space Lots

Date Prepared: February 18, 2025



# DEVELOPMENT CONCEPTS

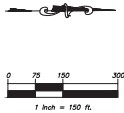


File: T:\25-0100 - Collinsville 63 Acres\Collinsville 63a - 50 and 60 Lot Layout-3.dwg | Date Plotted: 2/19/2025 11:19 AM | Plotted By: tempus



TEMPUS LAND SOLUTIONS, LLC  
DFW AND GREATER TEXAS  
817.223.8489  
michael@tempus-ls.com

SITE DATA TABLE				
LOT TYPE	PROPOSED LOT COUNT	AREAGE	DENSITY (UNITS/AC)	
60' X 100'	56			
50' X 100'	190			
OPEN SPACE	5	10.31		
TOTAL	246	63.69	3.86	



## COLLINSVILLE 63 ACRES DEVELOPMENT CONCEPT PLAN

an addition to The City of Collinsville in  
Grayson County, TX  
246 Single Family Residential Lots  
and 5 Open Space Lots

Date Prepared: February 19, 2025



# COLLINSVILLE PROPERTY SURVEY

## OWNER:

DAVID S. KOHM

## ADDRESS:

0 NEATHERY STREET  
COLLINSVILLE, TEXAS 76233

REMAINING PORTION  
OF 22.178 ACRES  
TOMDA COX  
(VOL. 1544 PG. 314)  
R.P.R.G.C., TX

## HUMM STREET

S 87°28'22" E 649.27'

RUST LAND  
SURVEYING  
FIRM NUMBER: 1014400

4528 Lakewood Drive, Frisco, Texas  
rustlandsurveying@gmail.com  
rustlandsurveying.com

SURVEY DATE: SEPTEMBER 30, 2021

TITLE CO.: N/A

G.F. NO.: N/A

JOB NO.: 21-202

FIELDED BY: PR

DRAWN BY: PAUL

PLS CHECK: PAUL

09.30.2021  
01.07.2022  
01.11.2022

## LEGAL DESCRIPTION:

BEING A 63.69 ACRE TRACT OF LAND OUT OF THE  
CHARLES QUILEN SURVEY, ABSTRACT NO. 989,  
GRAYSON COUNTY, TEXAS, AND BEING THAT SAME  
TRACT OF LAND CALLED 64.09 ACRES AS CONVEYED TO  
DAVID S. KOHM, AND DESCRIBED IN VOLUME 2656, PAGE  
181, REAL PROPERTY RECORDS OF GRAYSON COUNTY,  
TEXAS, SAID 63.69 ACRES OF LAND BEING MORE  
PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT "A".

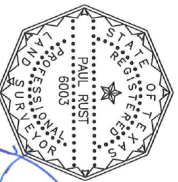
## LEGEND

- 1/2" SQUARE TUBING FOUND FOR CORNER
- UTILITY POLE
- 2" PIPE FENCE POST FOR CORNER
- RAIL TIE FENCE POST FOUND FOR CORNER
- OVERHEAD UTILITY LINE(S)
- MAG NAIL FOUND
- 1/2" ROD SET MARKED TRUST 8003"
- WIRE FENCE

BEARING BASIS: NORTH CENTRAL ZONE  
4202 (NAD 83) TEXAS STATE PLANE  
COORDINATE SYSTEM - UNCORRECTED  
GRID VALUES

THIS PROPERTY DOES NOT LIE WITHIN THE  
100 YEAR FLOOD-PLAIN AND HAS "ZONE X"  
RATING AS SHOWN ON THE FLOOD  
INSURANCE RATE MAPS  
F.I.R.M. MAP NO.: 48181C  
DATED: SEPTEMBER 29, 2010  
THIS CERTIFICATION IS FOR INSURANCE  
PURPOSES ONLY AND IS NOT A GUARANTEE  
THAT THIS PROPERTY WILL OR WILL NOT  
FLOOD. CONTACT YOUR LOCAL FLOOD-PLAIN  
ADMINISTRATOR FOR THE CURRENT STATUS  
OF THIS TRACT.

REMAINING PORTION  
OF 167 ACRES (3 TRACTS)  
DON KENT SWINDLE  
(VOL. 3246, PG. 933) conveyance  
(VOL. 406, PG. 409) description  
(VOL. 433, PG. 280) description  
R.P.R.G.C., TX



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY  
SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALITY  
DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS.  
EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND  
EVENTS SHOWN ON THE REFERENCE TITLE COAMMENT.

UNION PACIFIC RAILROAD  
(100' R.O.W.)

63.69  
ACRES

CHARLES QUILEN SURVEY  
ABSTRACT NO. 989

COMMON  
ENTRY  
GRAVEL  
DRIVE

EDGE OF ROAD

N 00°41'38" E 922.85'

N 03°14'38" W 1678.91'

S 79°51'02" W 7.75'

N 01°50'14" W 1701.07'

S 80°38'23" W 642.28'

9.376 ACRES  
CHARLES HOTZE III,  
AND BARBARA HOTZE  
(VOL. 2755 PG. 274)  
R.P.R.G.C., TX

POINT OF  
BEGINNING  
EXHIBIT "A"



SCALE 1"=300'



# PROPERTY PHOTOS





# AERIAL MAP



377



Collinsville High School



Collinsville

Collinsville Community Center

902

E Woodland St

902

W Locust St



COLLINSVILLE ISD FOOTBALL FIELD & TRACK

COLLINSVILLE CITY PARK

SUBJECT PROPERTY

Collinsville Elementary School



377





# COLLINSVILLE, TX OVERVIEW

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Nestled in the southwestern corner of Grayson County, Collinsville is a small yet vibrant community that embodies the charm and hospitality of North Texas. Despite having a modest population—just under 2,000 residents—Collinsville enjoys a strategic location between the booming hubs of Sherman-Denison to the east and Denton to the south. Thanks to nearby thoroughfares like U.S. Highway 377, FM 902, and Interstate 35 (a short drive away), residents and businesses benefit from quick, convenient access to larger metropolitan areas, including the Dallas-Fort Worth Metroplex.

- 1. Strong Growth Potential:** Although Collinsville prides itself on its small-town atmosphere, the city is experiencing the ripple effects of population and economic expansion in the surrounding region. Grayson County's steady growth, propelled by new industries and population overflow from DFW, positions Collinsville as an increasingly attractive place to live, work, and invest.
- 2. Pro-Business & Pro-Growth Mindset:** City leadership values responsible development and has proven receptive to innovative projects, particularly residential subdivisions that cater to the area's rising demand for housing. Streamlined processes and a willingness to collaborate with developers make Collinsville a standout option in North Texas.
- 3. Proximity to Recreation & Amenities:** Nature lovers have quick access to Lake Ray Roberts and Lake Texoma, two of the region's most popular destinations for boating, fishing, and camping. Locals also enjoy community parks, youth sports, and seasonal events that foster a close-knit environment and a high quality of life.
- 4. Economic & Employment Opportunities:** Collinsville benefits from its proximity to Sherman's growing commercial sector, home to various employers in advanced manufacturing, healthcare, and retail. This dynamic environment provides area residents with easy access to jobs while enabling short commutes and a lifestyle free from big-city congestion.
- 5. Close-Knit Community:** Collinsville is often described as a place "where everyone knows your name." Neighbors support local businesses and participate enthusiastically in school events, festivals, and community gatherings. This warm sense of community characterizes the city and enhances its overall appeal.
- 6. Convenient Connectivity:** With quick routes to surrounding markets, Collinsville residents enjoy the best of both worlds: a peaceful, rural environment and the convenience of nearby urban amenities. This connectivity also supports continued growth, drawing in homebuyers who seek suburban tranquility without sacrificing access to shopping, entertainment, and professional services.

Whether you're looking to develop a new housing community, start or relocate a business, or enjoy a laid-back North Texas lifestyle, Collinsville offers a promising combination of opportunity, community spirit, and strategic location.



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