

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



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.

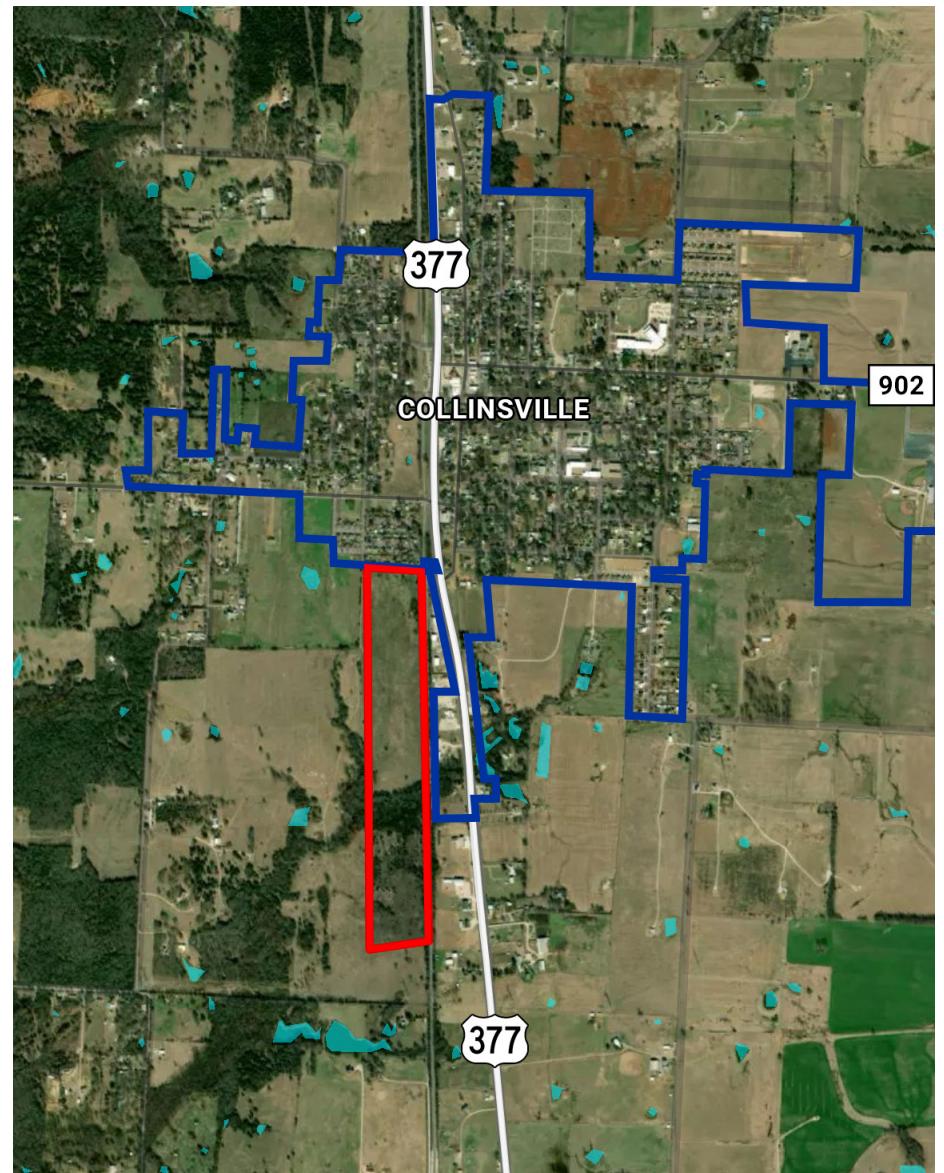
With the City of Collinsville's pro-development outlook and a gently sloped topography suitable for green space and park amenities, this property stands as a unique chance to shape the next great neighborhood in booming North Texas.



PROPERTY INFORMATION

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





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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

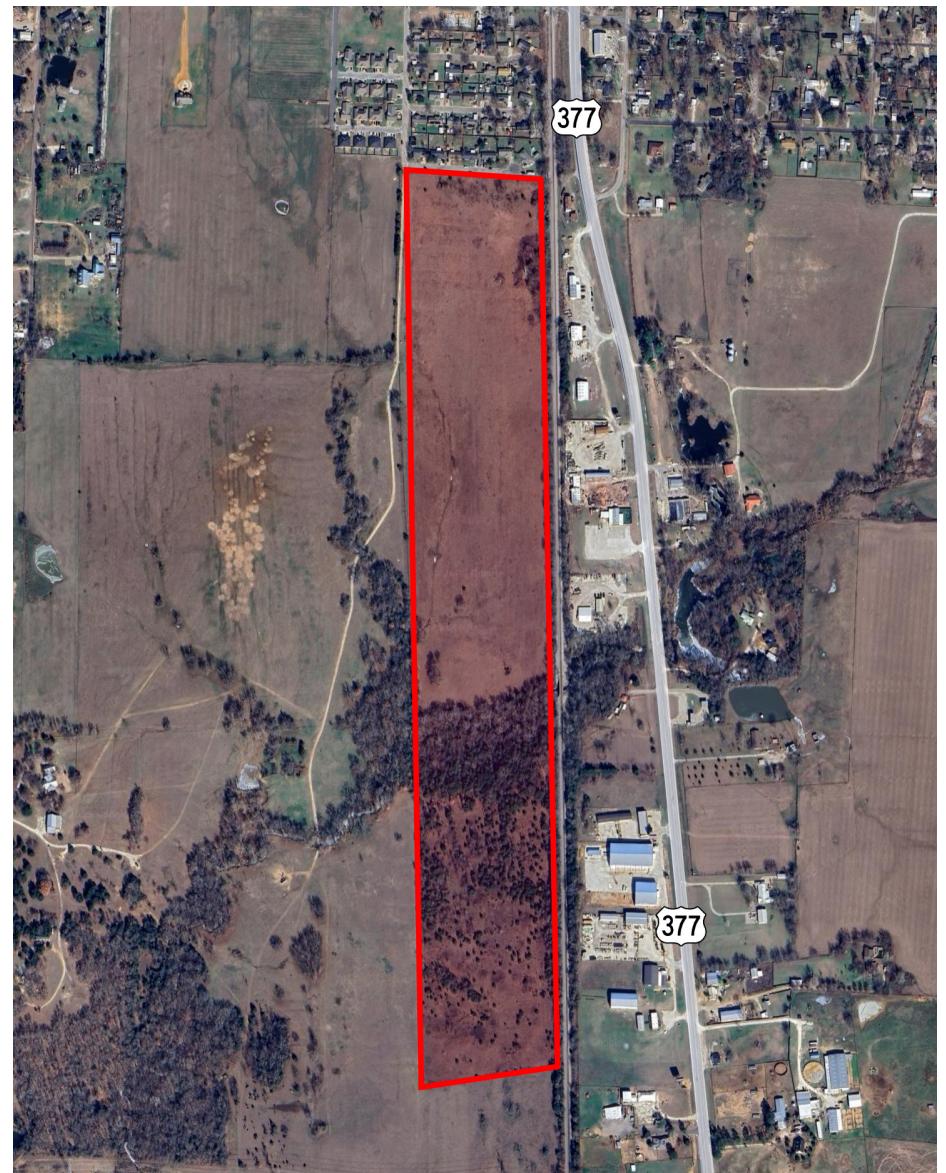
- Currently carrying an agricultural exemption, providing potential tax advantages during the planning and pre-development phase.

PRO-GROWTH LOCAL GOVERNMENT

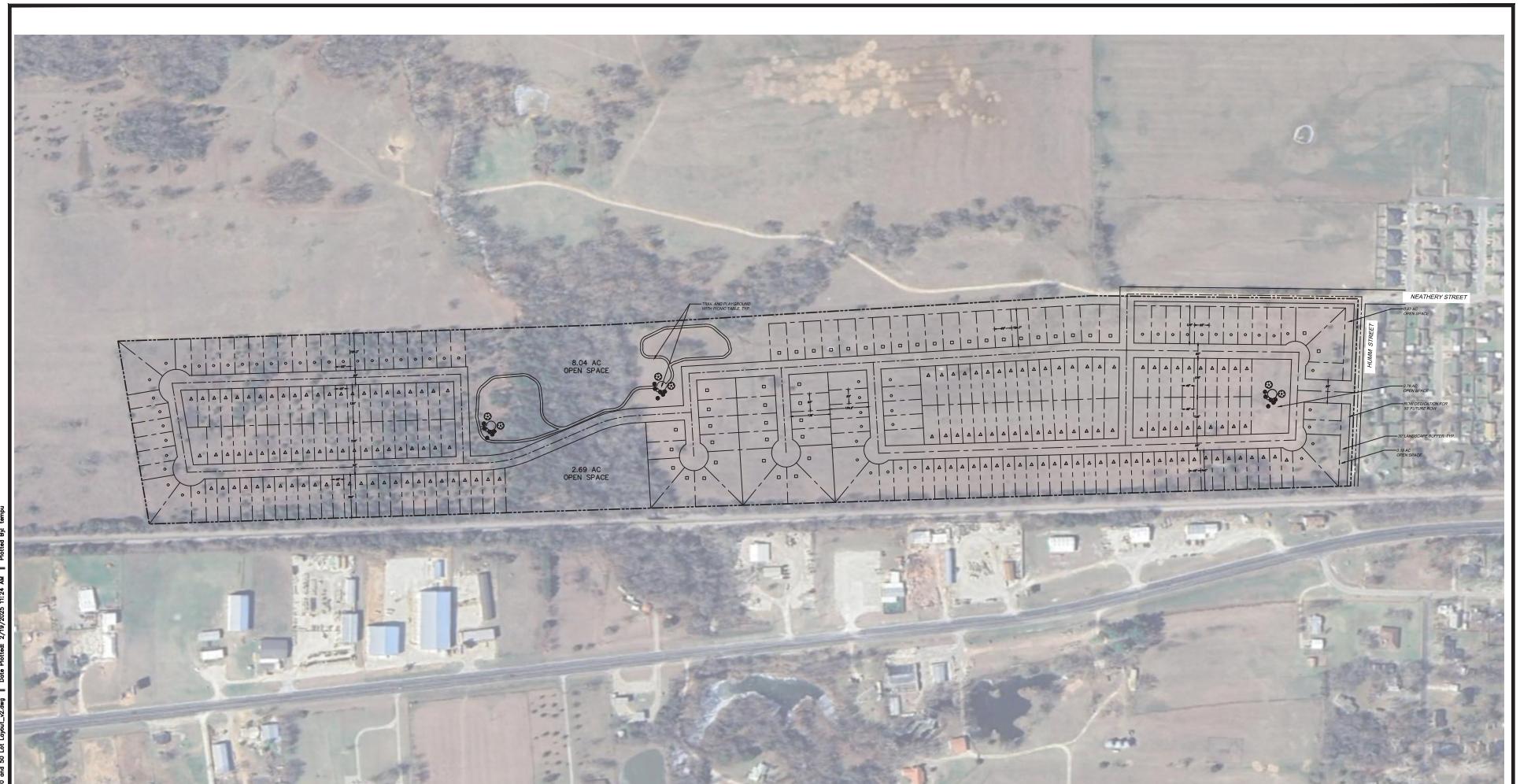
- The City of Collinsville has been open and supportive of development proposals, fostering an environment conducive to rapid project approvals.

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: 1-25-0100 - Collingsville 63 Acres - 40 and 50 Lot Layouts.dwg | Date Printed: 2/19/2025 11:24 AM | Printed By: tempus



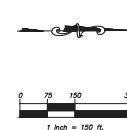
TEMPUS LAND SOLUTIONS, LLC
DFW AND GREATER TEXAS
817.223.8489
michael@tempus-ls.com

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	4.06

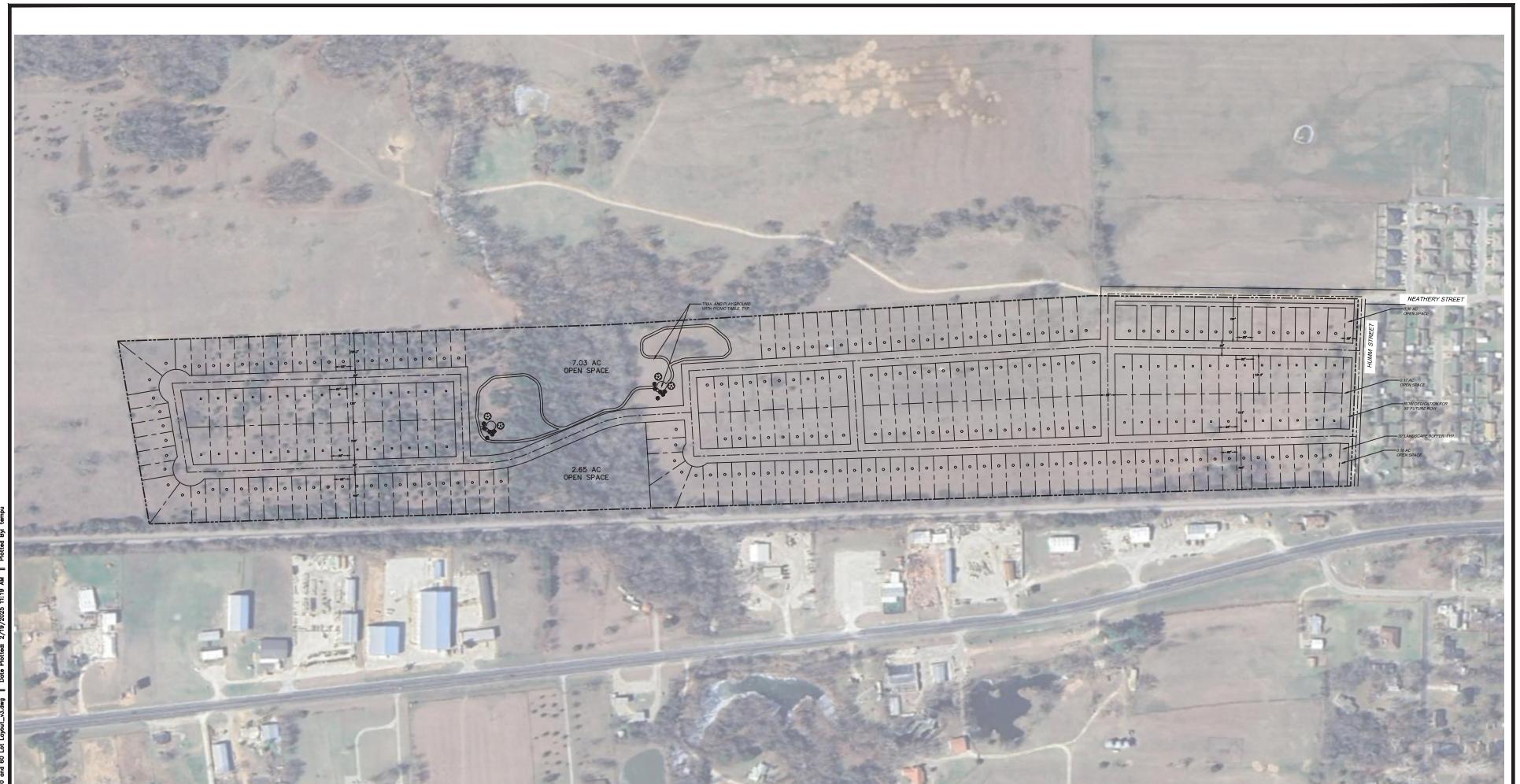
COLLINGSVILLE 63 ACRES DEVELOPMENT CONCEPT PLAN

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

Date Prepared: February 18, 2025



DEVELOPMENT CONCEPTS



File: 1-25-0100 - Collinville 63 Acres/Collinville 63ac - 50 and 50 Lot Layout.v3.dwg | Date Printed: 2/19/2025 11:19 AM | Printed By: tempus



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DFW AND GREATER TEXAS
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SITE DATA TABLE			
LOT TYPE	PROPOSED LOT COUNT	ACREAGE	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 Collinville 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

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

ADDRESS:

0 NEATHERY STREET
 COLLINSVILLE, TEXAS 76233

<u>SURVEY DATE</u>	SEPTEMBER 30, 2021
<u>TITLE CO.</u>	N/A
<u>G.F. NO.</u>	N/A
<u>JOB NO.</u>	21-202
<u>FIELDED BY</u>	PR
<u>DRAWN BY</u>	PAUL
<u>RPLS CHECK</u>	PAUL
<u>DATE</u>	01.11.2022

BEING A 63.69 ACRE TRACT OF LAND OUT OF THE
 CHARLES QUILLEN 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, REA PROPERTY RECORDS OF GRAYSON COUNTY,
 TEXAS, SAID 63.69 ACRES OF LAND BEING MORE
 PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT "A",

LEGAL DESCRIPTION:

LEGEND

- 1/2" SQUARE TUBING FOUND FOR CORNER
- UTILITY POLE
- 2" PIPE FENCE POST FOUND FOR CORNER
- RAIL FENCE POST FOUND FOR CORNER
- OH
- OVERHEAD UTILITY LINE(S)
- MAX NAIL FOUND
- 1/2" ROD SET MARKED "TRUST 6002"
- X— WIRE FENCE

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

REMAINING PORTION
 OF 167 ACRES (3 TRACTS)
 DON KENT SWINDLE
 (VOL. 3246 PG. 933 conveyance
 VOL. 406 PG. 409 description
 VOL. 433 PG. 290 description
 R.P.R.G.C., TX)

THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD-PLAIN, AND HAS ZONE "X",
 RATING AS SHOWN ON THE FLOOD

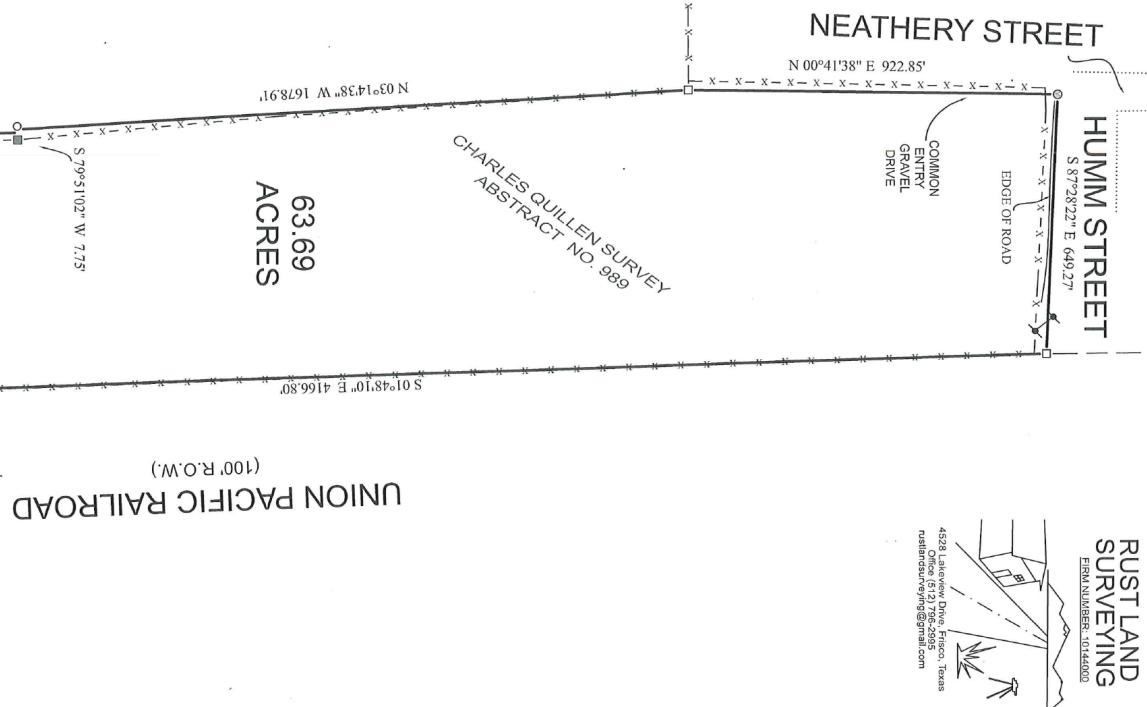
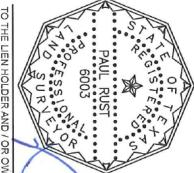
INSURANCE RATE MAPS

FIRM, MAP NO.: 46181C

PANEL: 0350F

DATED: SEPTEMBER 30, 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.

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY
 SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, THE PROPERTY IS LEGALLY
 DESCRIBED AND THAT THE SURVEY IS A TRUE AND ACCURATE DESCRIPTION
 OF THE PROPERTY. I CERTIFY THAT THE SURVEY IS FOR INSURANCE PURPOSES
 AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND
 ELEMENTS SHOWN ON THE REFERENCE TITLE COMMITMENT.



PROPERTY PHOTOS



AERIAL MAP



COLLINSVILLE, TX OVERVIEW

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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LEAVE YOUR LEGACY

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