

# \$600,000

TBD Winn Road  
Collinsville, TX 76233



20 ACRES

Prime Investment



All information in this document is considered reliable, but not guaranteed. Please verify these property details with your agent.

Coryann Johnson - Broker

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**Discover a rare opportunity to own 20 acres of versatile land positioned in a high-growth corridor of North Texas. Located just minutes from downtown Collinsville and offering easy access to Preston Road and the proposed future tollway, this property delivers both convenience and investment potential.**

**The land offers an ideal balance of open, level farmland—perfect for building sites, grazing, or future development—and mature wooded areas that create privacy and natural appeal. A seasonal creek meanders through the property, enhancing its character and offering potential for recreational use or scenic community design. This property provides a unique combination of natural beauty, accessibility, and strategic location, making it ideal for a private estate, residential project, or long-term land investment. With continued growth and infrastructure expansion across the region, now is the time to secure your stake in the future of North Texas.**

# Property Details

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## Exterior

Property Type: Land

Lot Size Area: 20 acres

Restrictions: No known restrictions

Land Use: Pasture

Proposed Use:

Residential/investment/Development

Location: At the corner of Cobler Road

and Winn Road

## Property Highlights

- 20± acres located minutes from downtown Collinsville and Preston Road
- In the path of growth near the proposed Dallas North Tollway extension
- Mix of open pasture and wooded terrain—ideal for residential or mixed-use development
- No HOA and light restrictions for maximum flexibility
- Utilities available nearby
- Strong potential for long-term appreciation or subdivision development

MLS #21103005

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# Other Facts & Features



**Listing Price:** \$600,000

**Special Listing Conditions:** Standard

**Current Use:** Pasture

**Zoning Details:** Unzoned

## **Legal & Financial**

Parcel ID: 127845

Seller Concession: Yes

Legal: G-1101 SLACK H A-G1101

**Location** Grayson County

## **The Bottom Line**

This property provides a unique combination of natural beauty, accessibility, and strategic location, making it ideal for a private estate, residential project, or long-term land investment. With continued growth and infrastructure expansion across the region, now is the time to secure your stake in the future of North Texas.

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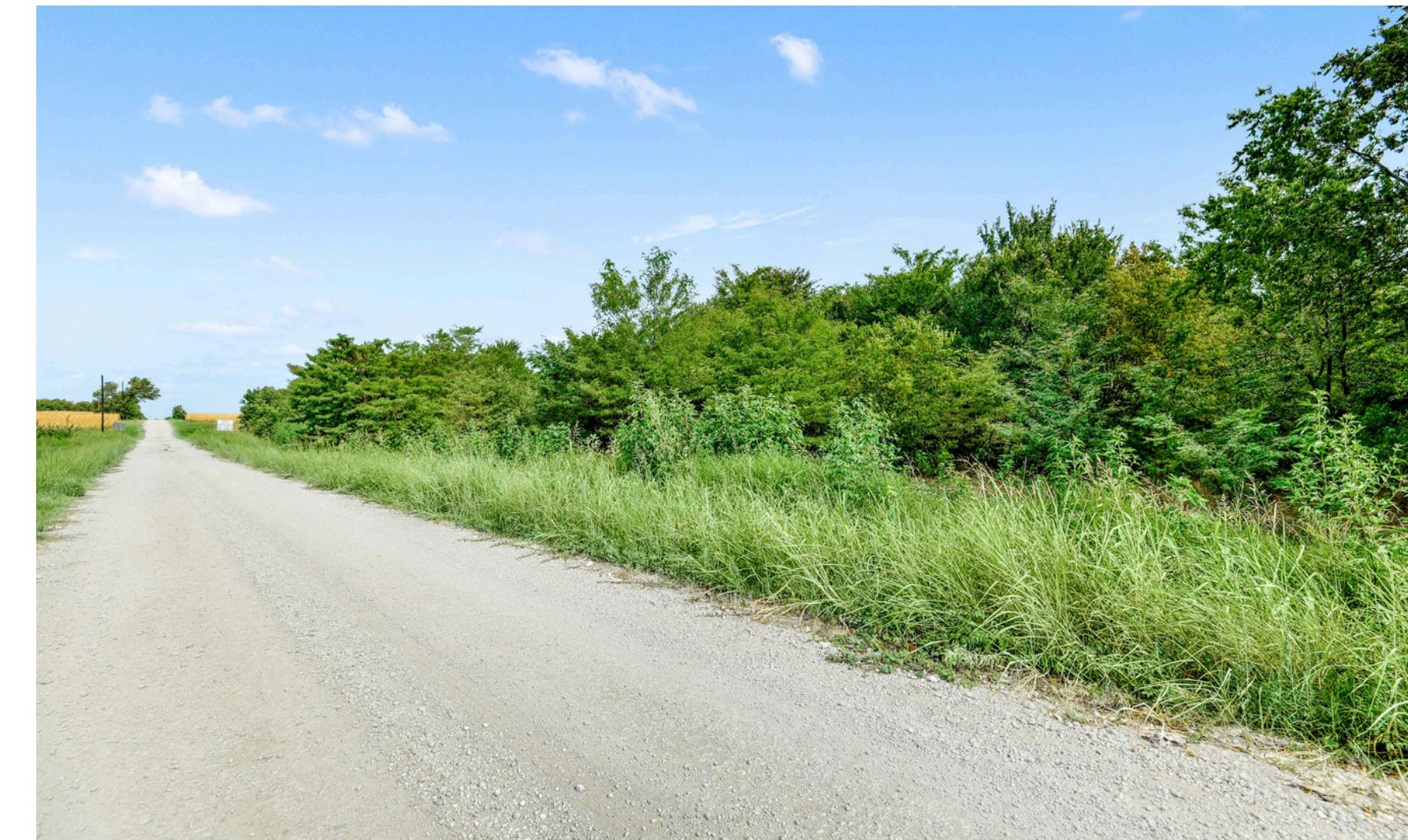
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