

**\$551,000**

**TBD Swindle Road  
Southmayd, TX 76268**



**TEXAS  
HOMES & LAND**

**14.5 ACRES**

**Prime Investment  
Opportunity**



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

**Coryann Johnson - Broker**

**214-908-5468**

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## **Fantastic 14 Acres – Just Off Hwy 289 & South of Hwy 56**

**Positioned between Preston Road (Hwy 289) and the future Dallas North Tollway, this 14-acre tract offers both natural beauty and outstanding investment potential.**

### **Property Highlights:**

- **Prime Location:** Excellent access, just off Preston Rd. and minutes from Hwy 56, in a rapidly growing corridor.
- **Scenic Features:** A peaceful pond perfect for fishing or livestock, and a tree-lined creek that creates a natural wildlife corridor.
- **Open Pasture:** Wide, functional pastureland ideal for grazing, gardening, or future development.
- **Versatility:** Perfect for a private homesite, weekend retreat, working homestead, recreational use, or long-term investment.

**With its blend of open space, water features, and strategic location near major growth, this property is a rare opportunity for buyers seeking both beauty and value.**

# Property Details



19.76 ACRES

Prime Investment  
Opportunity

## Exterior

Property Type: Land

Lot Size Area: 14.5

Restrictions: No known restrictions

Land Use: Agriculture

Proposed Use:  
Residential/investment/Development

Location:  
Fantastic 14 ac just off of Hwy 289  
(Preston Rd.) and just south of Hwy 56.

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MLS #21045268

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# Other Facts & Features



**Listing Price:** \$551,000

**Special Listing Conditions:** Standard

**Directions:** North on Dagnan Rd, West on Swindle, property on the North side

**Current Use:** Agriculture

**Zoning Details:** Unzoned,

**Listing Brokerage:** Texas Homes and Land

## **Legal & Financial**

**Parcel ID:** 123618

**Seller Concession:** Yes

**Legal:** G-1077 SOUTHMAYD D S A-G1077,  
**ACRES** 14.5

## **Location**

**County:** Grayson

## **Investment Advantage:**

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