

1801 Us-377, Collinsville, Texas 76233

MLS#: 21197144 **N Active**
Property Type: Land

[1801 Us-377 Collinsville, TX 76233](#)
SubType: Unimproved Land

LP: \$1,620,272

Lst \$/Acre: \$52,249.98

Lake Name:

Plan Dvlpm:

MultiPrcl: Yes **MUD Dst:** No

PID:No



Subdivision: Charles Quillin
County: Grayson
Country: United States
Parcel ID: [443418](#)
Parcel ID 2: 443420,443417
Lot: **Block:**
Legal: G-0989 QUILLEN CHARLES A-G0989, ACRES 24.662
Unexmpt Tx: \$14
Spcl Tax Auth: No

Land SqFt: 1,350,796 **Acres:** 31.010 **\$/Lot SqFt:** \$1.20
Appraiser: **Subdivided:** Yes
Lot Dimen: **Will Subdv:** No
Land Leased: No

HOA: None

HOA Co:
General Information

Land Leased: No
AG Exemption: Yes

Tanks/Ponds: 1
Wells:

Cultivated Acres:
Bottom Land Ac:

School Information

School Dist: Collinsville ISD
Elementary: Collinsville
Primary: Collinsville
Intermediate: Collinsville

Middle:
Jr High:

High: Collinsville
Sr High:

Features

Lot Description: Acreage, Irregular Lot, Pasture, Tank/ Pond
Lot Size/Acres: 10 to < 50 Acres
Present Use: Agricultural, Grazing
Proposed Use
Zoning Info: Small portion in city limits.
Development: City Limits, Unzoned
Street/Utilities: City Sewer, City Water, Natural Gas Available
Road Front Desc: City Street, Highway, State Road
Road Surface: Asphalt
Soil:
Surface Rights:
Waterfront:

Restrictions: No Known Restriction(s)
Easements: Utilities
Documents: Engineering, Survey

Type of Fence:
Exterior Bldgs:

Miscellaneous:
Road Frontage:
Prop Finance: Cash, Conventional, Federal Land Bank
Possession: Closing/Funding
Showing: 24 Hour Notice, Showing Service

Remarks

Property Description: This 31.01-acre tract offers a strong opportunity for development with direct access to Highway 377 and substantial preliminary work already completed. A portion of the property lies within the City of Collinsville, with the balance located in the Collinsville ETJ. The highway frontage is currently zoned commercial, while the remaining acreage is not zoned, providing flexibility for future planning. According to the seller, preliminary plat and development approval have been obtained, with development engineering and planning being approximately 97% complete for permitting, with only the drainage plan remaining to be finalized. The seller is willing to assist the new owner in obtaining final approval. All engineering, plans, and supporting development work completed to date will transfer with the property, allowing a buyer to step into an advanced stage of the development process. Collinsville continues to benefit from steady regional growth as expansion moves north through Grayson County. The area is seeing increased demand for land and development opportunities driven by nearby growth in Gunter, Tioga, and Sherman, along with continued improvements to regional infrastructure. Its small-town setting, convenient highway access, and limited supply of well-located acreage continue to support long-term demand and future value.

Public Driving Directions: Hwy 377 to Bus 377 on the south side of Collinsville. Right on Murdock, then right on Elder.

Agent/Office Information

Lst Ofc: KELLER WILLIAMS REALTY

Lst Agt: [DUTCH WIEMEYER](#)

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 03/06/2026 13:22