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COMMERCIAL REAL ESTATE GROUP

FOR SALE · LAND



RECREATIONAL · DEVELOPMENT · INVESTMENT LAND

±84.5 Acres, SH 56, Southmayd, TX.

A single ±84.5-acre tract with good frontage on State Highway 56, roughly a mile east of where Grayson County's adopted preferred alignment for the Dallas North Tollway extension ties into SH 56. Improved pasture running cattle today — income and enjoyment while the corridor develops.

SALE PRICE
Call Agent
FOR PRICING & DETAILS

SITE SIZE	ZONING	FRONTAGE	COUNTY
84.5 AC	None UNINCORP.	SH 56	Grayson

FOR MORE INFORMATION CONTACT

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±84.5 AC · SH 56 · SOUTHMAYD, TX

Property Details.

PROPERTY OVERVIEW

±84.5 acres of improved Grayson County pasture with good frontage on State Highway 56, about three miles west of Preston Road (US 289). The tract lies in the J.J. Guest Survey (A-463) and the Benjamin Trammel Survey (A-1220), with a wet-weather creek crossing the eastern portion and mature tree cover along the drainage.

The land runs cattle today and works as-is as a ranch or recreational holding. Its second life is the corridor: Grayson County's adopted preferred alignment for the Dallas North Tollway extension ties into SH 56 at the west edge of downtown Southmayd, roughly a mile from this tract. The alignment is a study recommendation, not a funded or constructed road.

Roughly 80 acres sit in unincorporated Grayson County, which has no county zoning; the SH 56 frontage strips are inside Southmayd city limits and carry city zoning. Ag valuation, utilities, floodplain and entitlements must be verified with the County and the City.

PROPERTY HIGHLIGHTS

- ±84.5 contiguous acres · one tract, one owner
- ±80 AC unzoned — Grayson County has no county zoning
- Good SH 56 frontage · ±3 mi west of Preston Rd (US 289)
- ±1 mi from the proposed DNT extension / SH 56 tie-in
- Improved pasture · cattle today · wet-weather creek

PROPERTY SPECS

PROPERTY TYPE	Land
SITE SIZE	±84.5 AC
RECORD SURVEY	85.494 AC
CURRENT USE	Pasture / Cattle
FRONTAGE	SH 56
SURVEYS	A-463 & A-1220
ZONING	None ±80 AC (unincorp.)
JURISDICTION	County / Southmayd
TOPOGRAPHY	Gently rolling
COUNTY	Grayson
SUBMARKET	Texas North
SCHOOL DISTRICT	S&S CISD
SALE PRICE	Call Agent

TRADE AREA & TRAFFIC

Radius rings centered on the subject tract

2,891 VPD

State Highway 56 Daily Traffic

Count at Spalding Rd, ±2.1 mi from the site (2026)

Trade Area	2 Miles	5 Miles	10 Miles
Population (2025)	494	3,273	61,839
Households (2025)	180	1,184	23,668
Avg. HH Income	$104,651	$104,882	$88,306
Median Home Value	$329,545	$322,973	$271,977

Demographics and traffic per CoStar — 2025 estimates, 2026 traffic counts; 5-mile population projected to grow 1.6% annually through 2030. Marketed acreage ±84.5 AC per seller; the record survey and Grayson CAD both total 85.494 AC across four accounts (±80.13 AC unincorporated, ±5.36 AC in the City of Southmayd) — final acreage to be set by a new survey. Tollway alignment per Grayson County's adopted thoroughfare resolution (preferred alternative, middle section S9-Mod) and the TxDOT Grayson County Tollway feasibility study: a study recommendation only, not funded, scheduled or constructed. Grayson County has no zoning in unincorporated areas outside the Lake Ray Roberts and North Texas Regional Airport overlays, neither covering this site; the Southmayd district on the frontage strips must be confirmed with the City. Floodplain, utilities and easements to be verified with title.

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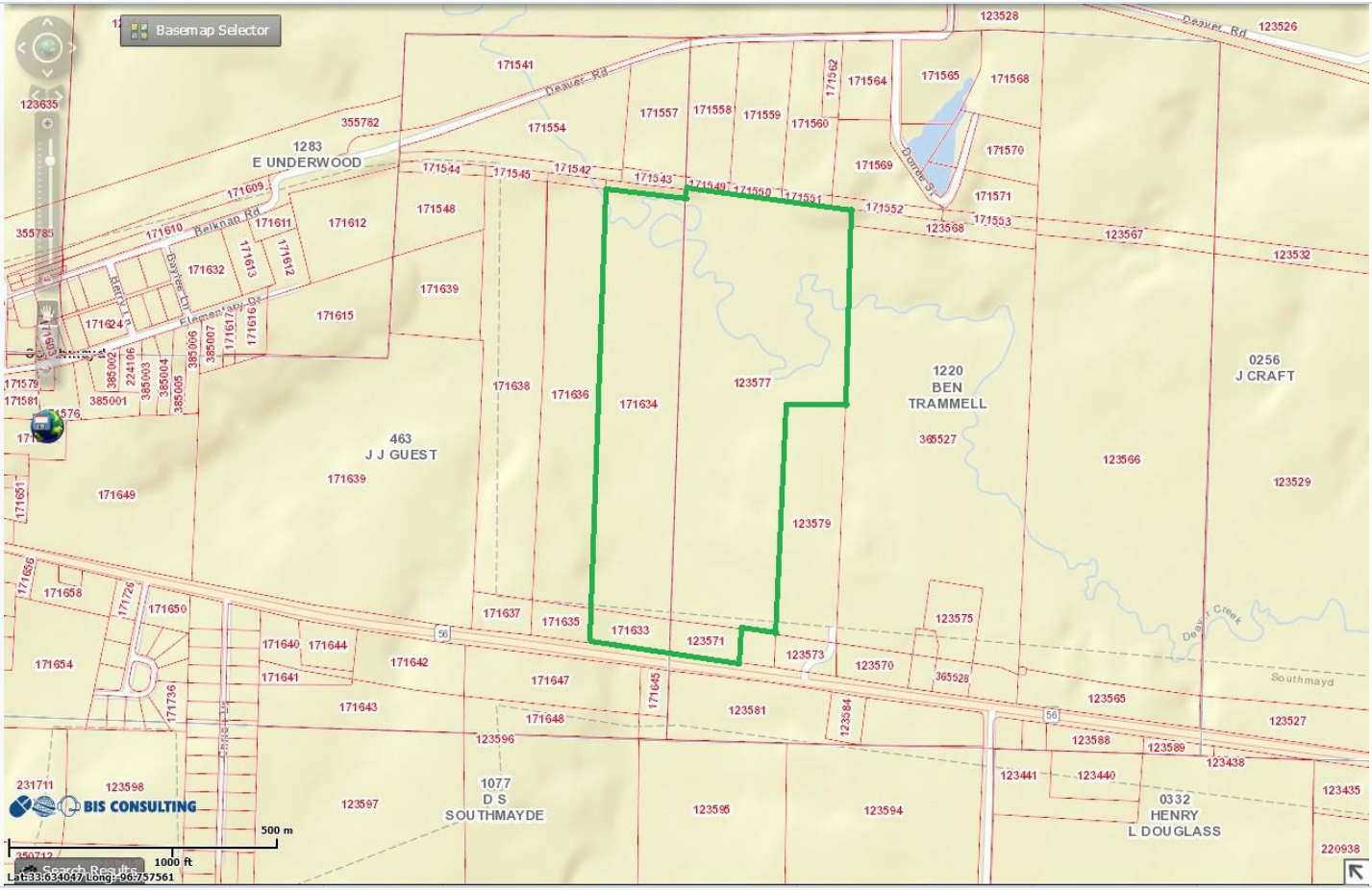
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Parcel Boundary.

GRAYSON COUNTY PARCEL MAP

Subject outlined · north up



PARCEL DETAIL

Per Grayson CAD · marketed at ±84.5 AC, to be set by new survey

CAD Account	Survey / Abstract	Acres	Jurisdiction
123577	Benjamin Trammel A-1220	49.670	Unincorporated Grayson County
171634	J.J. Guest A-463	30.464	Unincorporated Grayson County
123571	Benjamin Trammel A-1220	3.110	City of Southmayd
171633	J.J. Guest A-463	2.250	City of Southmayd
CAD Total		85.494	±80.13 AC unzoned county land

Parcel map is reproduced from seller-supplied materials for illustration only. Boundaries, acreage, easements and access are approximate and must be confirmed by a current survey, title commitment and the Grayson County Appraisal District record. © 2026 Capstone Commercial Real Estate Group.

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Record Survey.

J.J. GUEST SVY. A-463 & BENJAMIN TRAMMEL SVY. A-1220

85.494 surveyed acres · north up



Survey oriented north up to match the parcel map: SH 56 along the south boundary, Guest A-463 west, Trammel A-1220 east. Surveyed area 85.494 acres.

Survey is reproduced from a seller-supplied record document for illustration only and is not a current survey. Bearings, distances, acreage, easements, encroachments and access must be confirmed by a new survey and a title commitment before closing. © 2026 Capstone Commercial Real Estate Group.

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Aerial · Location

SITE & CORRIDOR

SH 56 · Southmayd to Preston Rd (US 289)



Aerial is approximate and for marketing illustration only. The tollway marker shows where Grayson County's recommended preferred alignment ties into SH 56 per the county thoroughfare resolution; it is a study alignment, not a surveyed centerline, and no right-of-way has been acquired at this location. Subject outline, distances, roadways and boundaries must be independently verified.

LOCATION & ACCESS

The tract fronts State Highway 56, the east–west connector between Whitesboro, Southmayd, Sadler and Sherman. Grayson County has adopted a recommended preferred alignment for the Grayson County Tollway — the Dallas North Tollway extension running roughly 37 miles from the Collin County line near Gunter to US 75 at Denison. Its middle section ties into SH 56 at the west edge of downtown Southmayd, about a mile west of this tract. The alignment is a study recommendation; it is not funded, scheduled or built.

BUYER PROFILE

- **Ranch or recreational buyer · cattle in place**
- **Land bank ahead of the proposed tollway corridor**
- **Future residential or rural development**
- **1031 exchange placement**

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation. Acreage, zoning, utilities, floodplain and distances are approximate and must be independently confirmed. © 2026 Capstone Commercial Real Estate Group.

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Property Photos.

THE LAND

±84.5 AC · improved pasture · SH 56 frontage









Clockwise from top left: interior ranch road and gate · cattle in production on the pasture · winter view across the tract toward the tree line · State Highway 56 frontage looking east.

Photographs are of the subject property and were taken in different seasons; they are provided for illustration and do not represent current field conditions. The information contained herein has been obtained from sources believed reliable but has not been verified. © 2026 Capstone Commercial Real Estate Group.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or, if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials		*Date*	