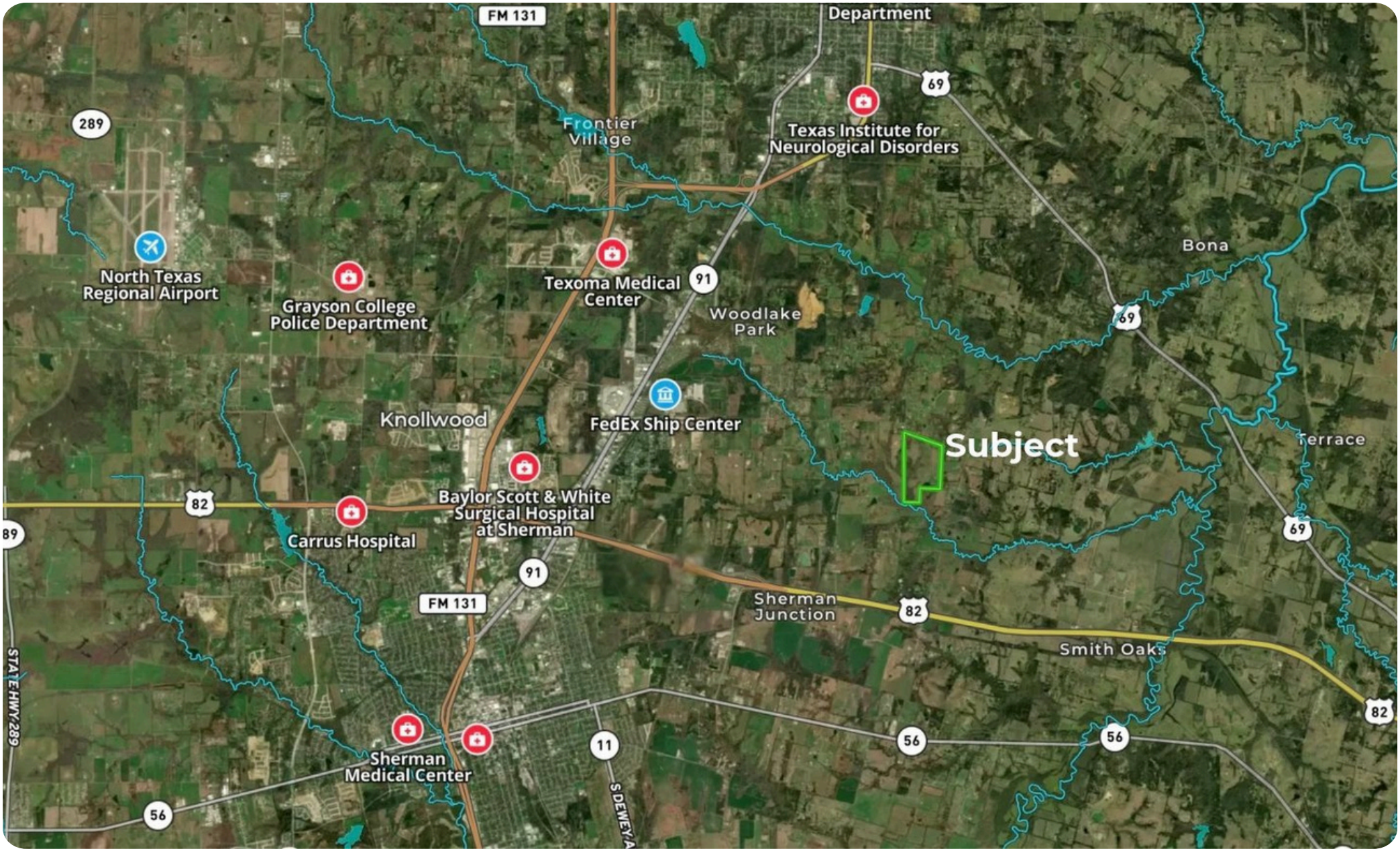
150.71-acre Dripping Springs Ranch

6488 Dripping Springs Rd, Denison TX 75021



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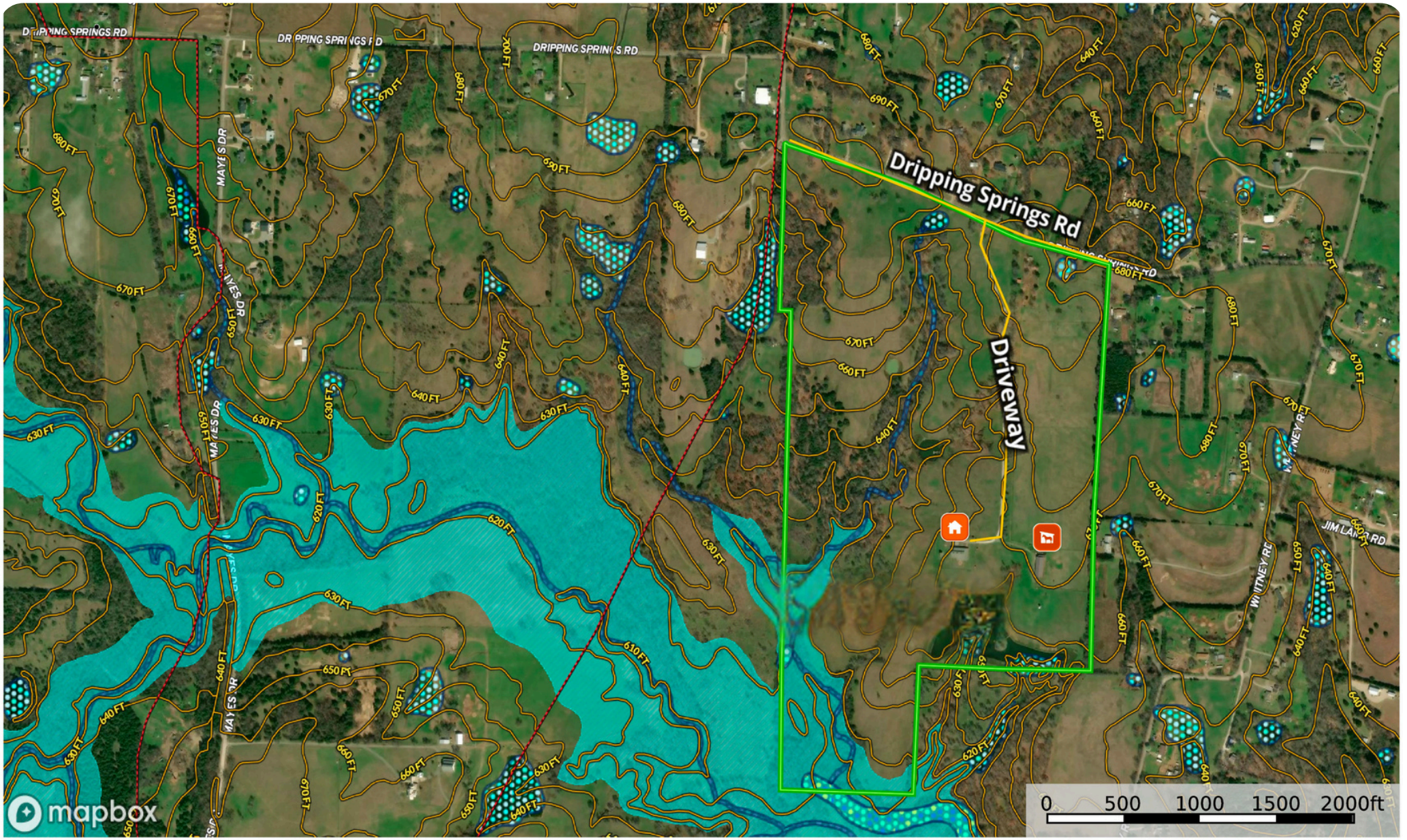
Information furnished from sources deemed reliable but is not guaranteed by us and is subject to change in price, corrections, errors and omissions, prior sales, or withdrawal without notice.

Property Aerial | Topography & Environmental Features



The Property

A Distinctive North Texas Ranch Opportunity

Located east of Sherman in Grayson County, Dripping Springs Ranch offers approximately 150.71 acres of rolling countryside with open Bermuda pasture, mature trees, partially wooded terrain, and multiple water features.

The ranch combines established agricultural infrastructure with residential and recreational amenities. A hilltop three-bedroom, two-and-a-half-bath barndominium with a built-in shop overlooks the surrounding landscape, while an approximately 120' × 50' barn, equipment storage, livestock corrals, and cross-fenced grazing areas support continued ranch operations.

A stocked lake, three additional ponds, an uncovered dock, and a reported water well contribute to the property's recreational appeal. The combination of pasture, wooded areas, and water features creates opportunities for cattle, horses, wildlife viewing, hunting, fishing, and private country living.

Situated within the Sherman ETJ, the property offers an established ranch setting with access to the broader Sherman–Denison region.



PROPERTY AT A GLANCE

Acreage	150.71 Acres
Asking Price	Contact Broker
Jurisdiction	Sherman ETJ
Zoning	Unzoned
Land Use	Agricultural / Ranch
Agricultural Exemption	Reported in Place

Residence	3 BR / 2.5 BA
Barn	120' × 50'
Utilities	Co-op Water Meter/ Septic
Water	Lake + 3 Ponds
School District	Denison ISD

PROPERTY PHOTO GALLERY







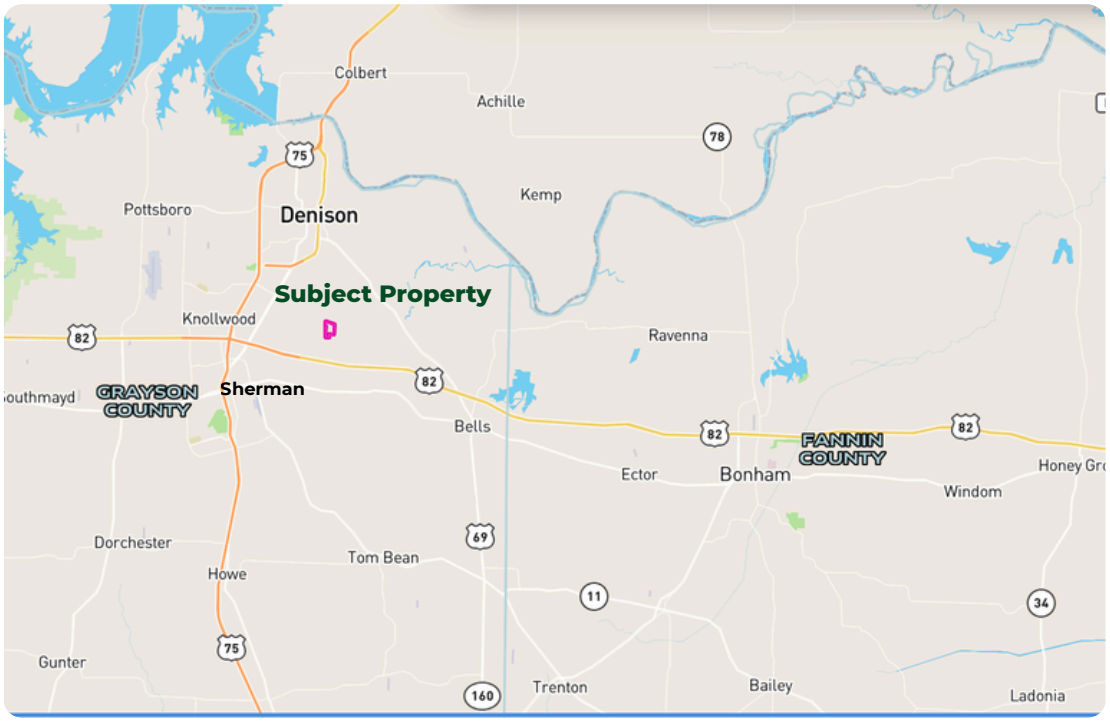


Demographics & Regional Growth

REGIONAL LOCATION | GRAYSON COUNTY, TEXAS

Grayson County
153,613
2025 Population Estimate

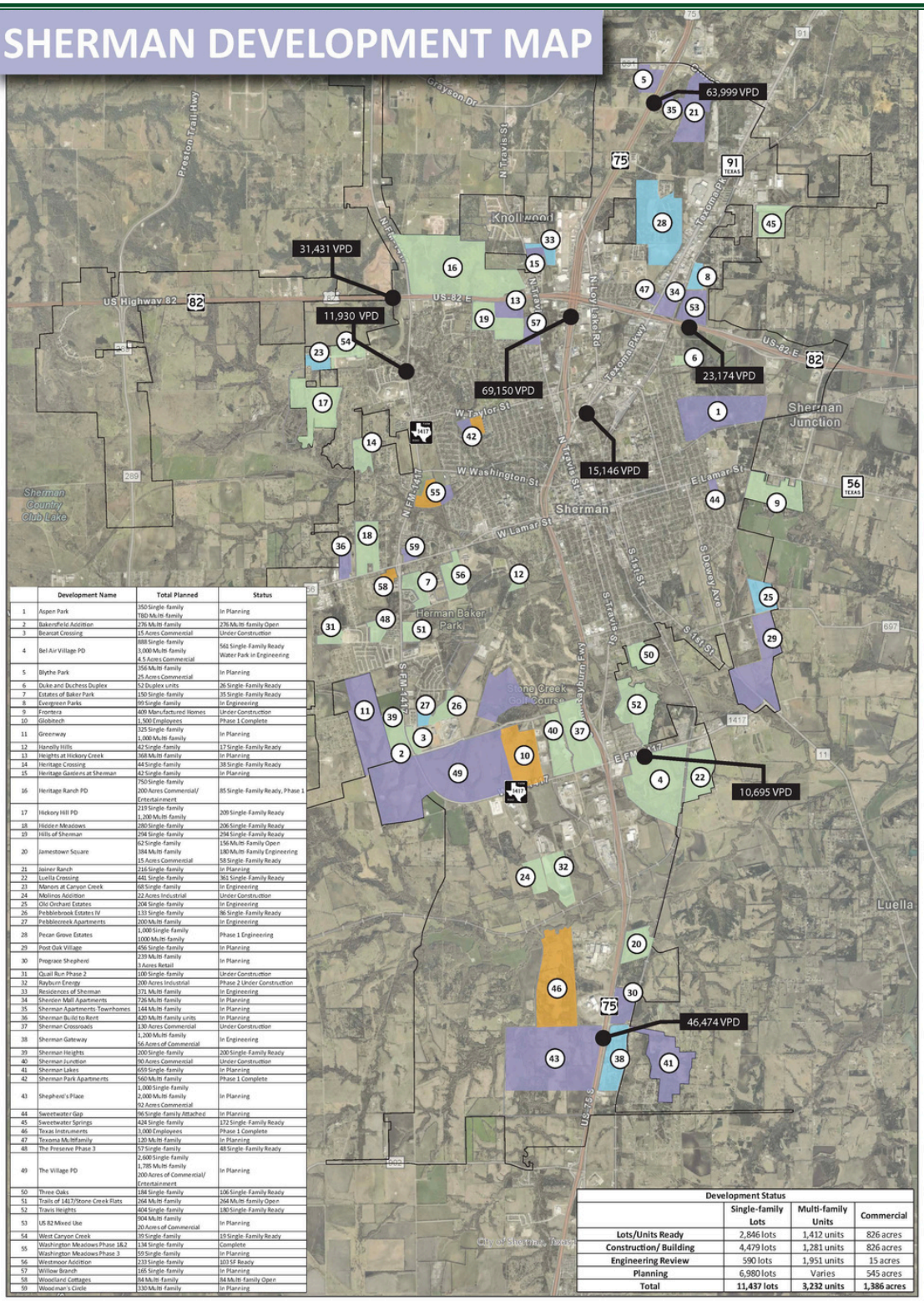
Population Growth
+13.3%
2020–2025



Metric	Grayson County	Denison
Median Household Income	$72,182	$67,365
Median Owner-Occupied Value	$248,400	$180,900
Average Commute Time	25.8 min	19.4 min
Households	55,248	10,386

Source: U.S. Census Bureau QuickFacts — Grayson County and Denison, Texas. Population estimates: 2025; population growth: April 2020 estimates base to July 2025; income, housing, households and commuting data: 2020–2024.

Development Map



	Development Name	Total Planned	Status
1	Aspen Park	350 Single-family TBD Multi-family	In Planning
2	Bakersfield Addition	276 Multi-family	276 Multi-family Open
3	Bearcat Crossing	15 Acres Commercial	Under Construction
4	Bel Air Village PD	888 Single-family 1,000 Multi-family 4.5 Acres Commercial	561 Single-Family Ready Water Park in Engineering
5	Blythe Park	356 Multi-family 25 Acres Commercial	In Planning
6	Duke and Duchess Duplex	52 Duplex units	26 Single-Family Ready
7	Estates of Baker Park	150 Single-family	35 Single-Family Ready
8	Evergreen Parks	99 Single-family	In Engineering
9	Frontera	409 Manufactured Homes	Under Construction
10	Globitech	1,500 Employees	Phase 1 Complete
11	Greenway	325 Single-family 1,000 Multi-family	In Planning
12	Hanolly Hills	42 Single-family	17 Single-Family Ready
13	Heights at Hickory Creek	368 Multi-family	In Planning
14	Heritage Crossing	44 Single-family	38 Single-Family Ready
15	Heritage Gardens at Sherman	42 Single-family	In Planning
16	Heritage Ranch PD	750 Single-family 200 Acres Commercial/ Entertainment	85 Single-Family Ready, Phase 1
17	Hickory Hill PD	219 Single-family 1,200 Multi-family	209 Single-Family Ready
18	Hidden Meadows	280 Single-family	206 Single-Family Ready
19	Hills of Sherman	294 Single-family	294 Single-Family Ready
20	Jamestown Square	62 Single-family 384 Multi-family 15 Acres Commercial	156 Multi-Family Open 180 Multi-Family Engineering 58 Single-Family Ready
21	Joiner Ranch	216 Single-family	In Planning
22	Luella Crossing	441 Single-family	361 Single-Family Ready
23	Manors at Canyon Creek	68 Single-family	In Engineering
24	Molinos Addition	22 Acres Industrial	Under Construction
25	Old Orchard Estates	204 Single-family	In Engineering
26	Pebblebrook Estates IV	133 Single-family	86 Single-Family Ready
27	Pebblecreek Apartments	200 Multi-family	In Engineering
28	Pecan Grove Estates	1,000 Single-family 1000 Multi-family	Phase 1 Engineering
29	Post Oak Village	456 Single-family	In Planning
30	Prograce Shepherd	239 Multi-family 3 Acres Retail	In Planning
31	Quail Run Phase 2	100 Single-family	Under Construction
32	Rayburn Energy	200 Acres Industrial	Phase 2 Under Construction
33	Residences of Sherman	371 Multi-family	In Engineering
34	Sherden Mill Apartments	726 Multi-family	In Planning
35	Sherman Apartments Townhomes	144 Multi-family	In Planning
36	Sherman Build to Rent	420 Multi-family units	In Planning
37	Sherman Crossroads	130 Acres Commercial	Under Construction
38	Sherman Gateway	1,200 Multi-family 56 Acres of Commercial	In Engineering
39	Sherman Heights	200 Single-family	200 Single-Family Ready
40	Sherman Junction	90 Acres Commercial	Under Construction
41	Sherman Lakes	650 Single-family	In Planning
42	Sherman Park Apartments	560 Multi-family	Phase 1 Complete
43	Shepherd's Place	1,000 Single-family 2,000 Multi-family 92 Acres Commercial	In Planning
44	Sweetwater Gap	96 Single-family Attached	In Planning
45	Sweetwater Springs	424 Single-family	172 Single-Family Ready
46	Texas Instruments	3,000 Employees	Phase 1 Complete
47	Texoma Multifamily	120 Multi-family	In Planning
48	The Preserve Phase 3	57 Single-family	48 Single-Family Ready
49	The Village PD	2,600 Single-family 1,785 Multi-family 200 Acres of Commercial/ Entertainment	In Planning
50	Three Oaks	184 Single-family	106 Single-Family Ready
51	Trails of 1417/Stone Creek Flats	264 Multi-family	264 Multi-family Open
52	Travis Heights	404 Single-family	180 Single-Family Ready
53	US 82 Mixed Use	904 Multi-family 20 Acres of Commercial	In Planning
54	West Canyon Creek	39 Single-family	19 Single-Family Ready
55	Washington Meadows Phase 1&2	134 Single-family	Complete
	Washington Meadows Phase 3	59 Single-family	In Planning
56	Westmoor Addition	233 Single-family	103 SF Ready
57	Willow Branch	165 Single-family	In Planning
58	Woodland Cottages	84 Multi-family	84 Multi-family Open
59	Woodman's Circle	330 Multi-family	In Planning

Development Status			
	Single-family Lots	Multi-family Units	Commercial
Lots/Units Ready	2,846 lots	1,412 units	826 acres
Construction/ Building	4,479 lots	1,281 units	826 acres
Engineering Review	590 lots	1,951 units	15 acres
Planning	6,980 lots	Varies	545 acres
Total	11,437 lots	3,232 units	1,386 acres

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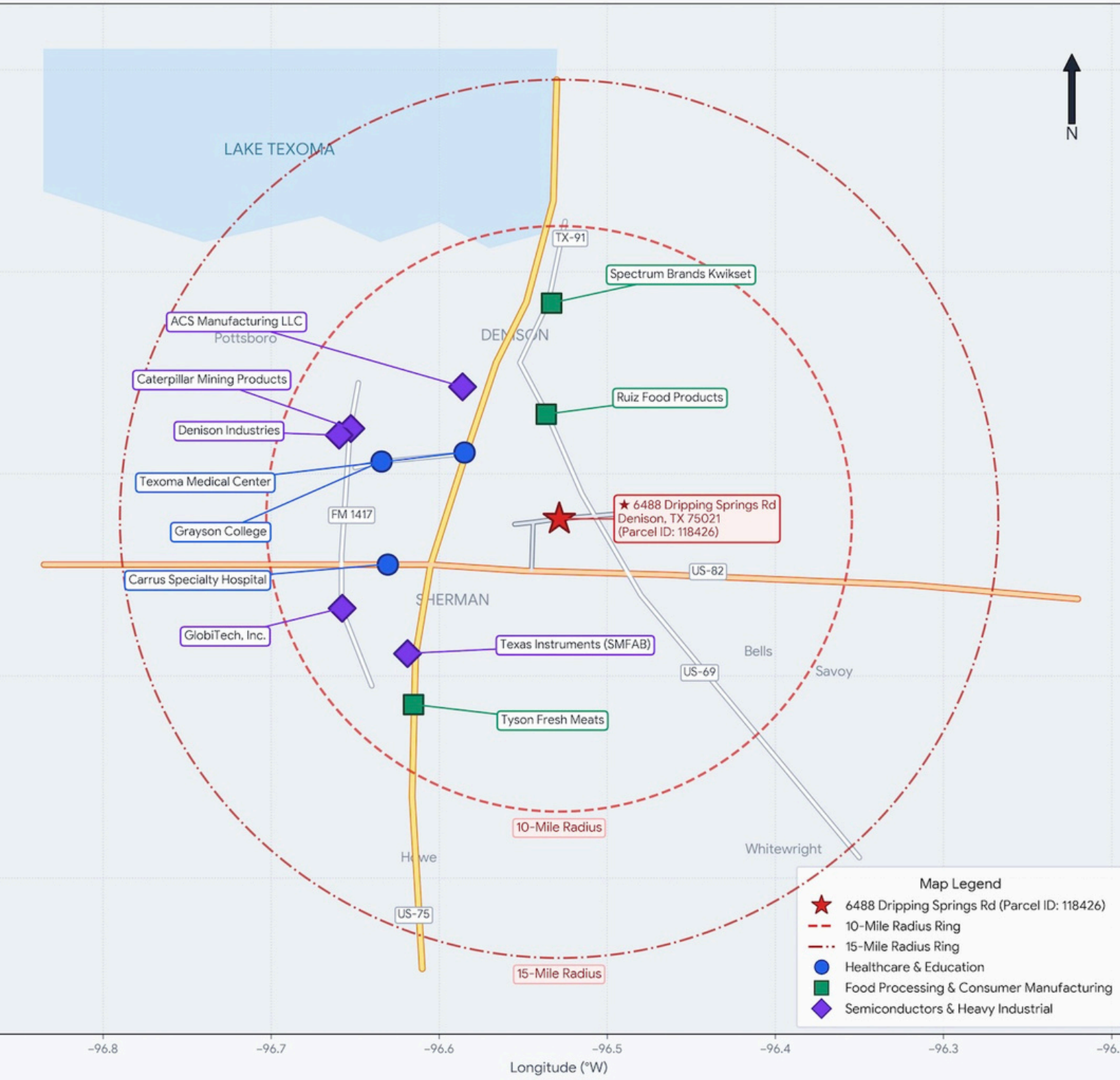
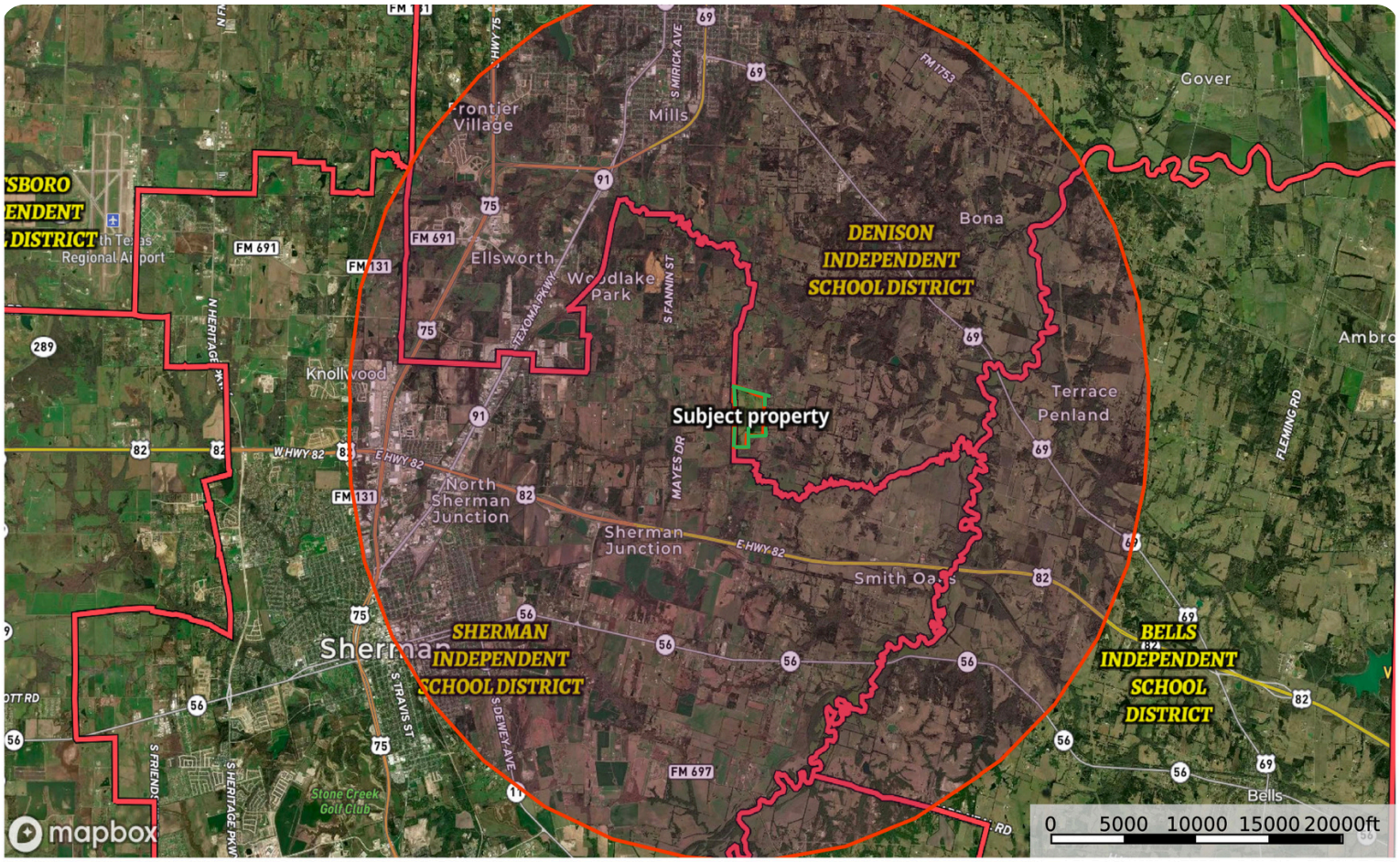
MAJOR EMPLOYERS



Sources: Grayson CAD Parcel ID 118426 (G-1322 Wood Thos J Survey, 33.6777°N, 96.5286°W), Denison Development Alliance & Sherman Economic Development Corp.

Employer locations and employee counts are approximate. Radius rings represent straight-line distances, not driving distances.

SCHOOL DISTRICTS & NEARBY CAMPUSES

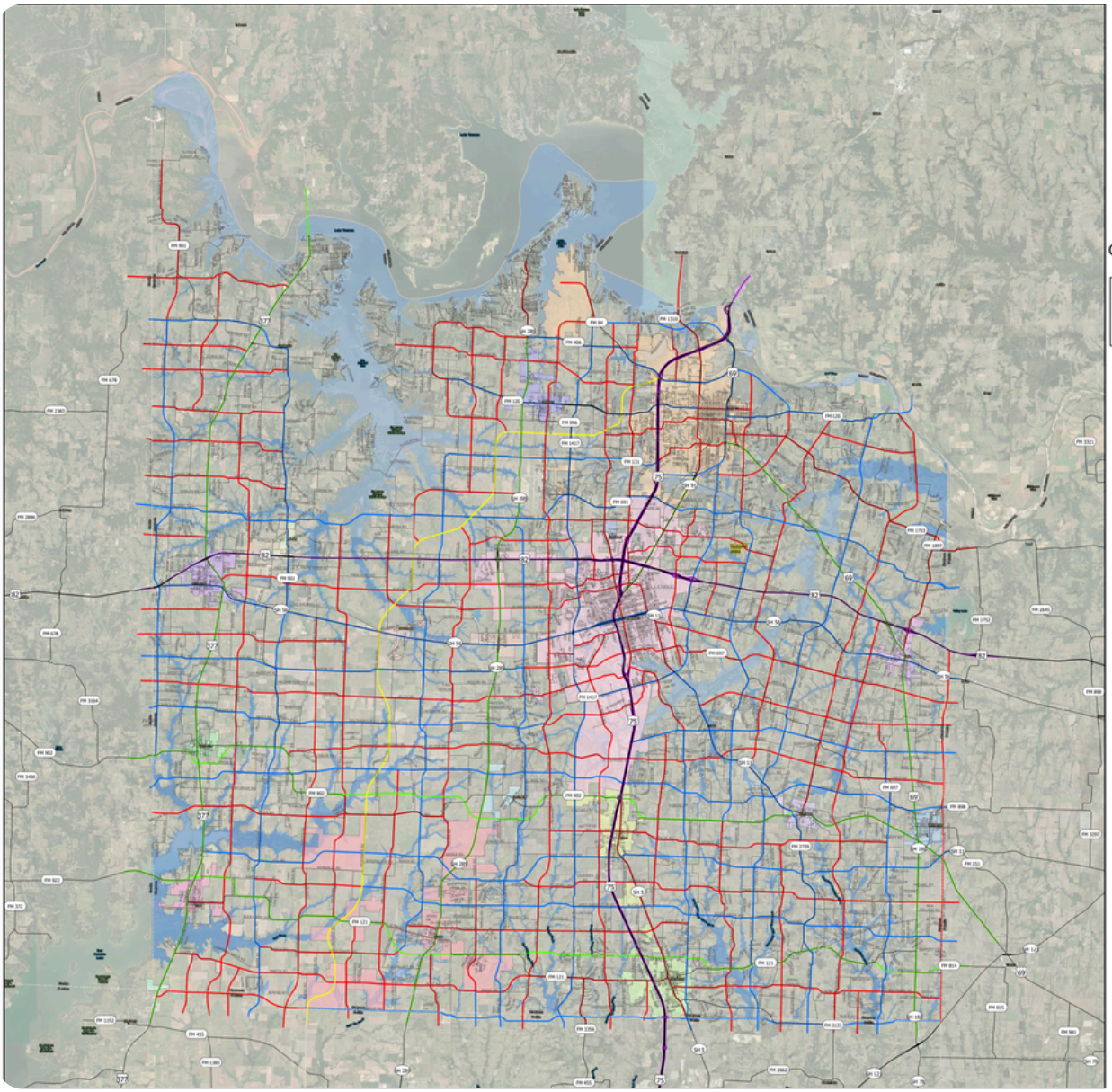


School locations and distances are provided for general reference. Distances are approximate straight-line measurements, not driving distances. School attendance boundaries and enrollment eligibility should be independently verified with the applicable school district.

NEARBY SCHOOLS

Lamar Elementary	Denison ISD	4.7 miles away
Henry Scott Middle	Denison ISD	4 miles away
Denison High	Denison ISD	8 miles away

Grayson County Thoroughfare Plan



Grayson County
2024 Thoroughfare Plan
Grayson County Metropolitan Planning Organization

Roadway Legend

Freeway and Tollway: Freeway, Tollway
Principal and Major Arterials: Major Arterial, Principal Arterial
Minor Arterials: Minor Arterial

City Limits

BELLS, COLLINSVILLE, DENISON, DORCHESTER, GUNTER, HOWE, KNOLLWOOD, PILOT POINT, POTTSBORO, SADLER, SHERMAN, SOUTHMAYD, TIOGA, TOM BEAN, VAN ALSTYNE, WHITESBORO, WHITEWRIGHT, <all other values>

Flood Zones

A, AE, X, <all other values>



SCALE: 1" = 1.5 MILES

HUITT ZOLLARS

GRAYSON COUNTY MPO
METROPOLITAN PLANNING ORGANIZATION
INTERMODAL URBAN TRANSPORTATION PLANNING

The thoroughfare plan delineates general alignments and functional classes of existing and proposed major thoroughfares. The plan includes access and mobility requirements, design standards and typical sections, and also considers preservation of right-of-way over the long term. Alignments of new roads shown on the thoroughfare plan are conceptual and for planning purposes only. Actual alignments may vary and will be determined in future studies and preliminary engineering design. The thoroughfare plan does not specify the timing of proposed roadway improvements. Source data compiled from Grayson County Metropolitan Planning Organization (GCMPO) files and data, aerial photography, data provided by cities, and various maps throughout Grayson County. GCMPO recognizes Grayson County, all municipalities in Grayson County, Texas Department of Transportation (TxDOT), North Texas Tollway Authority (NTTA), and Grayson County Regional Mobility Authority as collaborative partners in the planning, engineering and construction of thoroughfares. Highways and roads shown on the thoroughfare plan. This map is a graphic representation of Grayson County and should only be used for illustrative purposes. Data and attributes shown on this document are believed to be accurate. However, Grayson County makes no warranties, express or implied, including fitness for use. In no way should this map be used to settle any boundary dispute or locational conflict.

DRAWN BY: S. FLORES | 03/19/2024



[Click to access Grayson County]

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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.

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 or subagent 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Glasco Commercial Real Estate, LLC	9000772	grant@glascocommercial.com	214-448-0134
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Grant J Glasco	525556	grant@glascocommercial.com	214-448-0134
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials		Date