

FOR SALE

16.7 Acres
Split into Two Tracts

13305 Joe Allen Rd
Pilot Point, Texas



Teeming with possibilities, these two exceptional adjacent tracts, each unrestricted and spanning ± 8 acres are situated approximately 9 miles north of Hwy380, and conveniently located just west of Fm1385 on a peaceful paved road with minimal traffic.

Part of a larger 16.72-acre parcel, this prime acreage is being offered as two separate parcels. The western tract boasts 8 acres, while the east tract, with a stock pond, offers approximately 8.72 acres. Take advantage of the opportunity to acquire each tract individually or the entire 16.72 acres.

The land features a blend of heavily wooded areas with pockets of pasture, and sandy loam soil. The combined acreage benefits from an existing wildlife exemption and approximately 725 feet of frontage along Joe Allen Road. Essential access to a Mustang Water line and electric are available at the road.

West Tract 8 Acres | East Tract 8.72 Acres | Both Tracts 16.72 Acres | \$116,000 per Acre



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13305 Joe Allen Road Unit#East Tract, Pilot Point, Texas 76258

Listing ID: 20370601



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MLS#: 20370601 **N** Active
Property Type: Land

[13305 Joe Allen Road #East Tract Pilot Point, TX 76258-7623](#)

LP: \$1,011,520

SubType: Unimproved Land

Lst \$/Acre: \$116,000.00



Subdivision: I Walters

County: Denton

Country: United States

Parcel ID: [R42985](#)

Lot: **Block:**

Legal: A1329A I WALTERS, TR 59, 16.72 ACRES, OLD DCA

Unexempt Tx: \$9

Lake Name:

Plan Dvlpm:

MultiPrcl: No **MUD Dst:** No

Land SqFt: 379,843

Acres: 8.720

\$/Lot SqFt: \$2.66

Appraiser:

Subdivided: Yes

Lot Dimen:

Will Subdv: Subdivided

Land Leased: No

HOA: None

HOA Co:

General Information

Crop Retire Prog: No

Land Leased: No

AG Exemption: Yes

Lakes:

Tanks/Ponds: 1

Wells: 0

Pasture Acres:

Cultivated Acres:

Bottom Land Ac:

School Information

School Dist: Pilot Point ISD

Elementary: Pilot Point

Middle: Pilot Point

High: Pilot Point

Features

Lot Description: Acreage, Many Trees, Native - Cedar, Native - Mesquite, Native - Oak, Pasture, Tank/ Pond, Varied

Lot Size/Acres: 5 to < 10 Acres

Present Use: Other

Proposed Use: Agricultural, Barndominium, Cattle, Equine,

Restrictions: No Restrictions

Easements: Utilities

Documents:

Exotics, Grazing, Horses, Livestock, Manufactured Home, Mobile Home, Poultry, Recreational, Residential, Sheep/Goats, Single Family, Unimproved, Vacant, Other

Zoning Info: Unzoned. Outside city limits and ETJ. This lot **Type of Fence:** Partial option has not been platted.

Development: Unzoned

Exterior Bldgs:

Street/Utilities: Asphalt, Co-op Electric, Co-op Water, Electricity Available, Outside City Limits, Overhead Utilities, Sewer Not Available, Unincorporated, No City Services

Road Front Desc: County Road

Road Surface: Asphalt

Soil: Sandy Loam

Surface Rights: All

Waterfront:

Vegetation: Wooded

Horses: Yes

Dock Permitted:

Miscellaneous:

Road Frontage:

Prop Finance: Cash, Conventional, Federal Land Bank

Possession: Closing/Funding

Showing: Go Show-No Appt. Needed

Plat Wtrfn Bnd:

Lake Pump:

Remarks

Property Description: Teeming with possibilities, these two exceptional adjacent tracts, each unrestricted and spanning ±8 acres are situated approximately 9 miles north of Hwy380, and conveniently located just west of Fm1385 on a peaceful paved road with minimal traffic. Part of a larger 16.72-acre parcel, this prime acreage is being offered as two separate parcels. The western tract boasts 8 acres, while the east tract, with a stock pond, offers approximately 8.72 acres. Take advantage of the opportunity to acquire each tract individually or the entire 16.72 acres. The land features a blend of heavily wooded areas with pockets of pasture, and sandy loam soil. The combined acreage benefits from an existing wildlife exemption and approximately 725 feet of frontage along Joe Allen Road. Essential access to a Mustang Water line and electric are available at the road. This listing is for the 8.72 acre east tract, which does have some floodplain in the northeast portion.

Public Driving Directions: On the northside of Joe Allen between Fm2931 and Fm1385.

Agent/Office Information

Lst Ofc: KELLER WILLIAMS REALTY

Lst Agt: [DUTCH WIEMEYER](#)

13305 Joe Allen Road Unit#West Tract, Pilot Point, Texas 76258

MLS#: 20370592 **N** Active
Property Type: Land

[13305 Joe Allen Road #West Tract Pilot Point, TX 76258-7623](#)

LP: \$928,000

SubType: Unimproved Land



Lst \$/Acre: \$116,000.00

Subdivision: I Walters

County: Denton

Country: United States

Parcel ID: [R42985](#)

Lot: **Block:**

Legal: A1329A I WALTERS, TR 59, 16.72 ACRES, OLD DCA

Unexempt Tx: \$9

Lake Name:

Plan Dvlpm:

MultiPrcl: No **MUD Dst:** No

Land SqFt: 348,480

Acres: 8.000

\$/Lot SqFt: \$2.66

Appraiser:

Subdivided: Yes

Lot Dimen:

Will Subdv: Yes

Land Leased: No

HOA: None

HOA Co:

General Information

Crop Retire Prog: No

Land Leased: No

AG Exemption: Yes

Lakes:

Tanks/Ponds: 0

Wells: 0

Pasture Acres:

Cultivated Acres:

Bottom Land Ac:

School Information

School Dist: Pilot Point ISD

Elementary: Pilot Point

Middle: Pilot Point

High: Pilot Point

Features

Lot Description: Acreage, Many Trees, Native - Cedar, Native - Mesquite, Native - Oak

Lot Size/Acres: 5 to < 10 Acres

Present Use: Other

Proposed Use: Agricultural, Barndominium, Cattle, Equine,

Restrictions: No Restrictions

Easements: Utilities

Documents:

Exotics, Grazing, Horses, Livestock,
 Manufactured Home, Mobile Home, Poultry,
 Recreational, Residential, Sheep/Goats, Single
 Family, Unimproved, Vacant, Other

Zoning Info: Unzoned. Outside city limits and ETJ. This lot **Type of Fence:** Partial
 option has not been platted.

Development: Unzoned

Exterior Bldgs:

Street/Utilities: Asphalt, Co-op Electric, Co-op Water, Electricity Available, Outside City Limits, Overhead Utilities, Sewer Not
 Available, Unincorporated, No City Services

Road Front Desc: County Road

Miscellaneous:

Road Surface: Asphalt

Road Frontage:

Soil: Sandy Loam

Prop Finance: Cash, Conventional, Federal Land Bank

Surface Rights: All

Possession: Closing/Funding

Waterfront:

Showing: Go Show-No Appt. Needed

Horses: Yes **Dock Permitted:**

Lake Pump:

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Property Description: Teeming with possibilities, these two exceptional adjacent tracts, each unrestricted and spanning ±8 acres are situated approximately 9 miles north of Hwy380, and conveniently located just west of Fm1385 on a peaceful paved road with minimal traffic. Part of a larger 16.72-acre parcel, this prime acreage is being offered as two separate parcels. The western tract boasts 8 acres, while the east tract, with a stock pond, offers approximately 8.72 acres. Take advantage of the opportunity to acquire each tract individually or the entire 16.72 acres. The land features a blend of heavily wooded areas with pockets of pasture, and sandy loam soil. The combined acreage benefits from an existing wildlife exemption and approximately 725 feet of frontage along Joe Allen Road. Essential access to a Mustang Water line and electric are available at the road. This listing is for the 8-acre west tract option.

Public Driving Directions: On the northside of Joe Allen between Fm2931 and Fm1385.

Agent/Office Information

Lst Ofc: KELLER WILLIAMS REALTY

Lst Agt: [DUTCH WIEMEYER](#)

National Flood Hazard Layer FIRMMette



96°55'35"W 33°20'13"N



1:6,000

96°54'57"W 33°19'43"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/27/2023 at 7:57 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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