5/30/24, 6:04 PM Matrix

43.488AC Hwy 377, Pilot Point, Texas 76258

 MLS#: 20630476
 N Active
 43.488AC Hwy 377 Pilot Point, TX 76258
 LP: \$4,131,360

 Property Type: Land
 SubType: Unimproved Land
 OLP: \$4,131,360

Recent: 05/30/2024: NEW



Lst \$/Acre: \$95,000.00
Subdivision: Peter Gass

County: Grayson Lake Name:
County: United States

Parcel ID: 444221 Plan Dvlpm: Parcel ID 2: 444219

Lot: Block: MultiPrcl: Yes MUD Dst: No

Spcl Tax Auth: No

Lots: 2 Lots Sold Sep: 0 Lots Sld Pkg: 2

Land SqFt: 1,894,337 Acres: 43.488 \$/Lot SqFt: \$2.18
Appraisr: Subdivided: Yes
Lot Dimen: Will Subdv: No
Land Leased: Yes

HOA: None HOA Co:

HOA Website: HOA Management Email:

General Information

Features

Land Leased: Yes# Tanks/Ponds: 0Cultivated Acres:AG Exemption: Yes# Wells: 0Bottom Land Ac:

School Information

School Dist: Pilot Point ISD

Elementary: Pilot Point Middle: Pilot Point High: Pilot Point

Intermediate: Pilot Point

Lot Description: Acreage, Pasture

Lot Size/Acres: 10 to < 50 Acres Restrictions: Other

Present Use: Easements: Access, Utilities, Water Lines

Proposed Use Documents: Survey

Zoning Info: Pilot Point ETJ and LRR Land Use Ordinance Type of Fence: Barbed Wire

Zoning 2000 Zoning Zoni

Development: Zoned **Exterior Bldgs:**

Street/Utilities: City Water, Overhead Utilities, No Sewer
Road Front Desc: Highway Miscellaneous:

Road Front Desc:HighwayMiscellaneous:Road Surface:AsphaltRoad Frontage:

Soil: Sandy Loam Prop Finance: Cash, Conventional, Federal Land Bank

Surface Rights:AllPossession:Closing/FundingWaterfront:Showing:Appointment Only

Horses: Yes Dock Permitted: Lake Pump:

Remarks

----- Rema

Property
Description:

Located in a strategic growth zone, this prime 43.488-acre land parcel sits adjacent to US Hwy 377, just beyond the city limits of Pilot Point in Grayson County. Its positioning, approximately 1,500 feet north of DR Horton's recently opened Windrose development and directly facing the proposed 4,060-unit Pecan Creek Addition, presents an enticing investment opportunity. The property's northern edge is shown to align with a planned two-lane connector road outlined in Pilot Point's 2022 thoroughfare plan, and the presence of a City of Pilot Point water line on the property and a larger city water line along Hwy 377's east side, all underscore its future potential. This property is in the Pilot Point

a larger city water line along thy 377's east side, all undersore its future potential. This property

ETJ and the Lake Ray Roberts Land Use Ordinance Zone, with a current ag exemption.

Excludes: Minerals

Public Driving On the west side of Hwy 377 just north of DR Horton's Windrose Development.

Directions:

Private Rmks: The 43.488 acres consist of two adjoining 21.744-acre tracts. The two-lane feeder road and the Pecan Creek Addition

are both proposed, according to the information on the Maps and Plans page on the City of Pilot Point website.

Agent/Office Information

SUB: 0 - % **CDOM:** 2 **DOM:** 2 **LD:** 05/28/2024 **XD:** 11/28/2024

BAC: 2.5 - % **VAR:** Yes

List Type: Exclusive Right To Sell

List Off: KELLER WILLIAMS REALTY (KWRH05AU) 940-365-7600 LO Fax: 940-365-7601 Brk Lic: 0449245

5/30/24. 6:04 PM Matrix

LO Addr: 806 S. Hwy 377 Aubrey, 76227

LO Email: Klrw87@kw.com List Agt: LA Cell: 940-391-9092 LA Fax: **DUTCH WIEMEYER** (0453705) 940-391-9092

LA Email: LA Othr: LA/LA2 Texting: Yes/Yes info@texasliving.com

List Agt 2: CHERYL WIEMEYER (0453706) 940-391-9090 LA2 Email: cherylanddutch@texasliving.com

LA Website: www.texasliving.com LO Sprvs: Tori Wilson (0620330) 940-484-9411

Off Web: www.kwaubrey.com

Pref Title Co: Secured Title of Texas Location: 2805 N Dallas Pkwy, Plano 214-205-5513

Showing Information -

Call: Owner Name: Shearer, Kemp Appt: (817) 858-0055 Showing Service Keybox #: 999999 **Keybox Type:** See Remarks Seller Type: Standard/Individual Show Instr: CAN GO AND SHOW, BUT LISTING AGENT TO MEET IF ACCESS ONTO THE PROPERTY IS NECESSARY. CONTACT

SHOWINGTIME, NOT BROKER BAY, TO SCHEDULE AN APPOINTMENT WITH THE LISTING AGENT TO MEET. THERE ARE TWO DRIVEWAYS; ONLY USE THE ONE ON THE SOUTH SIDE. DO NOT ENTER THE PRIVATE DRIVEWAY ON THE NORTH

SIDE.

Show Srvc: ShowingTime

Occupancy: Owner **Open House:**

Showing: Appointment Only Consent for Visitors to Record: Video

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 05/30/2024 18:04

Information Deemed Reliable, but not Guaranteed. Copyright: 2024 NTREIS.