

FOR SALE

16.7 Acres

\$80,000 per Acre or \$1,337,600

Joe Allen Rd
Pilot Point, Texas



Well-positioned for a variety of uses, this prime 16.72 acres offers exceptional versatility and potential. Positioned between two rapidly developing Farm-to-Market corridors, the property features approximately 725 feet of paved road frontage and is located outside the Pilot Point ETJ with no deed restrictions, offering rare flexibility for future use. Ideal for a single-family homesite, horse property, investment holding, possible subdividing, or a variety of special-use purposes.

Located just 9 miles north of Highway 380, this unrestricted acreage sits on a paved county road between FM 1385 and FM 2931. Its scenic setting, with a balanced blend of wooded areas and open pasture, a pond, and desirable sandy loam soil, will appeal to buyers seeking a beautiful country homesite, builders searching for a reasonably sized tract in a high-growth area, and investors looking to capitalize on its proximity to two expanding FM corridors.

An existing wildlife property tax exemption provides valuable tax savings, and the property includes essential access to Mustang Water and electricity at the road.

A rare opportunity in a rapidly developing region, and across from the proposed 364-acre Maverick Farms Development.



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