



For Sale on Market

\$2,350,000

Call 7133771022 Today!


13357 FM 1385, PILOT POINT, TX 76258

3 BEDS, 3 FULL BATH(S)

Strategic 10.53 acre Property in Pilot Point, TX with AG Exemption: Unlock the potential of this prime 10-acre tract located in the heart of Denton County's most explosive growth corridor. Situated near the intersection of FM 1385 and Hwy 455, with 700+ feet of direct road frontage, this property is just minutes from the future Dallas North Tollway extension, Hwy 377, and booming residential and commercial developments surrounding Frisco, Prosper, Celina, and Aubrey. Main house is 1940 sqft 3 beds, 3 bath hardwood throughout, currently leased as residential. This property features a 2400 sqft 5 stall barn with wash rack and tack and feed room, a 1200 sqft barn and multiple open porch stalls. 20,000 sqft arena and a 15000 sqft turnout pen. Property is fenced with pipe and no climb fencing with its own well, underground storm shelter and aerobic septic. The house and barns are sold as-is. Property Highlights: -10.53 acres AG exempt of flat, usable Land. -700 Ft of FM 1385 Frontage. -Surrounded by master-planned communities, major residential builds, and regional infrastructure growth. -Near Dallas North Tollway Expansion, Just blocks from the planned US-455 extension point. -Zoned Campus: Rare and flexible zoning suitable for educational, medical, corporate, or institutional uses (or subject to rezoning for commercial). -Easy access to Hwy 377, connecting you to Denton, Aubrey, and north Collin County. -2168 SqFt Main Residence: Comfortable 3-bed home for personal use, rental, or on-site operations. -Multiple Barns, Outbuildings: Ideal for ranching,

GENERAL DESCRIPTION

- Subdivision:** J Smith
- Property Type:** Country Homes/Acreage
- Bedrooms:** 3
- Baths:** 3 Full
- Stories:** 1
- Garage:** 1 / Attached
- Year Built:** 1961
- Building Sqft:** 2,168 /
- Lotsize:** 458,687
- MLS# / Area:** NTREIS-20995913



Presented By
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Walzel Properties - Spring 7133771022