



For Sale on Market

**\$995,000**

Call 214-478-9802 Today!

## 1603 SMIRL DR, HEATH, TX 75032

Discover a rare opportunity to build your custom dream home in the highly sought-after community of Heath, Texas—where space is a luxury and privacy is fiercely preserved. Situated on 3.77 acres at the end of a secluded private drive, this exceptional homesite offers a peaceful, park-like setting just minutes from Dallas, delivering the perfect balance of convenience and retreat. Ideal for families seeking top-rated schools and room to grow, this property provides the freedom to design a home that fits your lifestyle today and for years to come. Imagine expansive indoor-outdoor living, space for a pool, guest house, or shop, and the ability to create a private sanctuary where children can explore, entertain, and thrive. Surrounded by mature trees and natural beauty, the land offers a sense of calm that feels worlds away—yet remains close to premier dining, shopping, and everyday essentials. Enjoy quiet mornings with wildlife at your doorstep and evenings filled with breathtaking Texas sunsets, all from the comfort of your own estate. This is more than just land—it's the foundation for a legacy property in a community where large acreage is increasingly rare and deeply valued. Opportunities like this are limited, especially in a location that combines exemplary schools, proximity to Dallas, and the ability to build without compromise. Survey, geotechnical report, and custom luxury home and shop plans available. Secure your place in one of Heath's most desirable settings and bring your vision to life.

### GENERAL DESCRIPTION

**Subdivision:** Daniels Sub  
**Property Type:** Land / Unimproved Land  
**Lotsize:** 164,047 / ASSESSOR  
**MLS# / Area:** NTREIS-21129251



Get in touch  
**Christopher Knox**

214-478-9802

Legacy & Co. Real Estate LLC  
972-771-5106

1603 Smirl Dr, Heath, TX 75032

Visit <https://www.har.com/NTREIS-21129251> for more information