



For Sale on Market

**\$2,000,000**

Call 7138840322 Today!

## LAND / UNIMPROVED LAND

Development opportunity in Denton County with no city or ETJ restrictions. ±23.7 acres on a hard corner of FM 1173 with a fully entitled 20-lot subdivision (final plat pending water meter). Designed for 1-acre homesites, this community offers flexibility for custom homes, barndominiums, or estate-style living in a growing North Texas corridor. A unique feature of the property is optional access to a nearby grass airstrip and Bird Dog Airfield, offering added appeal for aviation enthusiasts without limiting the broader buyer pool. Surrounded by large tracts providing privacy, open space, and limited future density, helping support long-term value. Highlights: 20 one-acre lots No ETJ FM 1173 frontage Entitled plat Flexible use Optional aviation access Ideal for builders, developers, or investors seeking a differentiated project with both mass appeal and niche upside.

### GENERAL DESCRIPTION

**Subdivision:** Aerovillage

**Property Type:** Land / Unimproved Land

**Lotsize:** 1,035,120 / PLANS

**MLS# / Area:** NTREIS-21227779



Presented By  
**Alyssa Lienau**

Century 21 Lucky Money

7138840322

Listing Broker  
eXp Realty, LLC

12588 Flow, Krum, TX 76249

Visit <https://www.har.com/NTREIS-21227779> for more information