



## OLD DENTON ROAD

ROANOKE, TX 76262



\$2,800,000



0 sqft

## DESCRIPTION

Incredible opportunity to own 24 ac in Roanoke. Prime location with easy access to I35, Hwy 170, Hwy 114 and near the future N Beach extension. Nearby distribution centers include Walmart, Calloways, Amazon, Facebook data center, and a short distance to Texas Motor Speedway and Alliance airport. Land is currently Ag exempt with wild life on the property. Future use possibilities include residential, RV park, light industrial and many more. There are many options for the land use. Call agent for more information.

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**PROPERTY TYPE:** Commercial - Unimproved Land

**MLS STATUS:** Active

**MLS:** 20402696

**YEAR BUILT:**

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Lost Crk Ranch North

**LIST DATE:** 06/04/2024

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 24

**LOT SIZE (SQFT):** 1,045,440

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## UTILITIES

**UTILITIES:**

- NaturalGasAvailable
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Mary Ann Izzarelli 

**PHONE:** 817.481.5882

**BROKERED BY:** Ebby Halliday, REALTORS