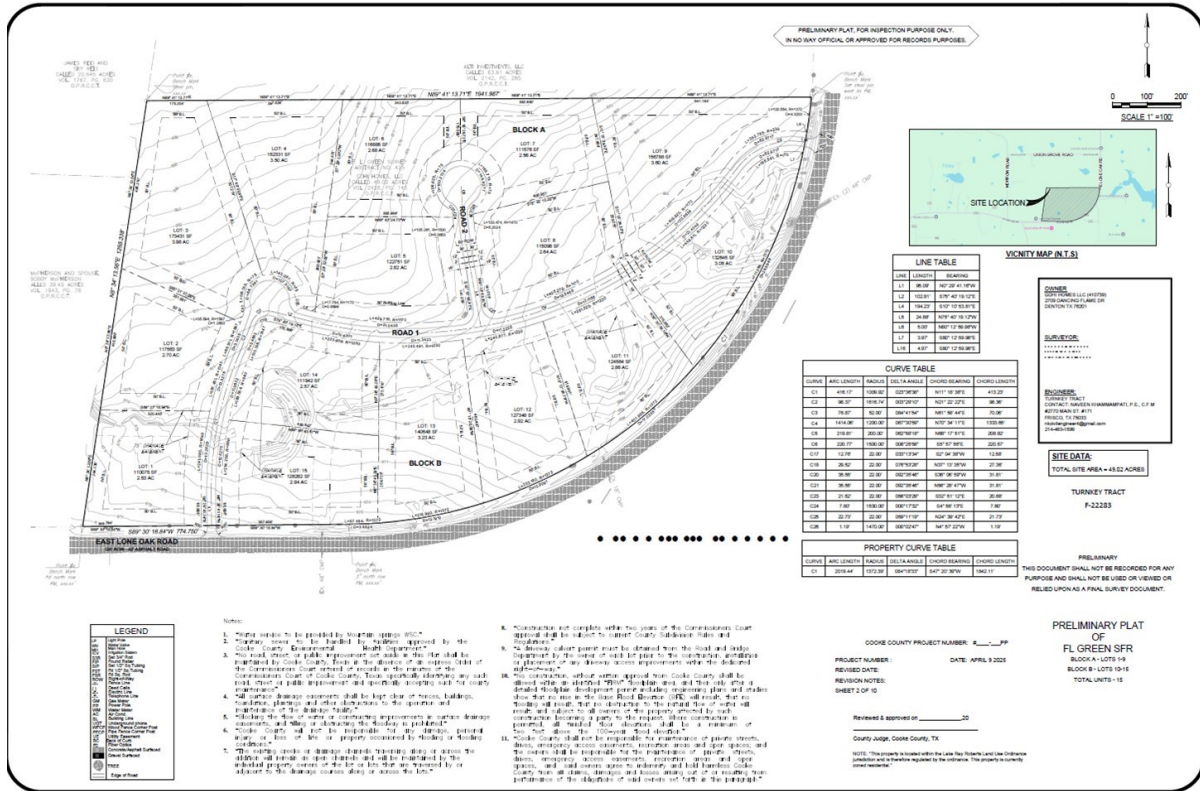


CENTURY 21[®]

Judge Fite Company



TBD FM 3002

VALLEY VIEW, TX 76272



\$2,400,000



1 acres

DESCRIPTION

'ESTATES OF LAKE RAY ROBERTS...GATEWAY TO THE LAKE'...Discover The Unparalleled Potential Of This Stunning, Extraordinary Proposed Planned Residential Community w-15 Estate-Size Lots Ranging From 2.53-3.98 Acres Nestled In Prime Location Across From The Lake's 2,000+ Acre Johnson Branch State Park * NO CITY TAXES & Agriculture Exemption Offer Lower Property Taxes * Water Service Provided by MOUNTAIN SPRINGS WSC * Currently in Cooke County Engineering Department For Final Development Approval * Underground Denton County Co-Serv * Nortex Fiber Optic Cable * FM & Private Road Access * Ideal Choice for Savvy Investors Looking to Stake Their Claim in Prime Area, Capitalizing on Burgeoning Growth of Cooke County, the Ongoing Expansion of I-35 Providing Quick, Easy Commute to DFW, & Future Route of North Toll Rd Outer Loop, All Poised For Continued Appreciation * Easy Access To Surrounding Charm of Neighboring Small Towns Are Just A Quick Drive or Boat Ride Away * Explore Natural Beauty Of Johnson Branch State Park & Indulge In Outdoor Adventures Such As Fishing, Hiking, Biking, Horseback Riding, Boating, Making This Property A Perfect Slice Of Heaven & Create Your Own Paradise * Offering Perfect Blend of Amazing Building Sites, Panoramic Views & Scenic Topo, Secluded Natural Beauty, Rich Sandy Soil & Fertile Pastures, Along w-Woodlands & Towering Gorgeous Hardwoods Scattered Throughout Rolling Terrain Add to Diverse, Tranquil Appeal * Perfectly Suited For Those Seeking Rural Serenity Escape Where Life Slows Down, Beauty Surrounds You, & Every Day Feels Like A Breath of Fresh Air & Lake Breezes * Thriving Area Combines The Allure of Rural Living w-Convenient Access to Modern Amenities & Urban Comforts You Depend On * Surround Yourself w-Breathtaking Horse Ranches & Expansive Acreage Estates In A Community That Embraces True Essence of Texas * This Development Ticks All The Boxes Of Solid Inherent Value, Within A DISTINCTIVE TEXAS RANCH LIFE * Top-Rated Pilot Point Schools

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 20624895

YEAR BUILT:

COUNTY: Cooke

TRACT OR SUBDIVIION: ESTATES OF LAKE RAY ROBERTS...GATEWAY TO LAKE

LIST DATE: 06/05/2024

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 49.02

LOT SIZE (SQFT): 2,135,311

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- BackYard
- CulDeSac
- InteriorLot
- IrregularLot
- Lawn
- PondOnLot
- FewTrees
- Level
- RollingSlope

FENCING:

- BarbedWire

UTILITIES

HEATING/COOLING:

- Other

UTILITIES:

- Other

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- FencedYard
-

LISTED BY: Virginia Williams 

PHONE: 940.383.2712

BROKERED BY: WILLIAMS & WILLIAMS, REALTORS