

CENTURY 21[®]

Judge Fite Company



16777 JOHN WILEY ROAD

JUSTIN, TX 76247



\$849,000



0 sqft

DESCRIPTION

Strategic 5.2 Acre Investment in Rapidly Growing Justin, Texas Located in the thriving development corridor of Denton County, 16777 John Wiley Rd presents a valuable opportunity to acquire 5.2 acres of prime land in the path of explosive growth. Just minutes from FM 156, Hwy 114, and Texas Motor Speedway, this property combines rural flexibility with proximity to major infrastructure and development hubs. Zoned AG and located outside city limits, the property allows for a range of future uses with minimal restrictions. The mostly level tract features open pasture, scattered trees, and excellent access, making it suitable for residential use, commercial use, a ranchette, or long-term land investment. With utilities nearby and rapid development surrounding the area, both residential and commercial, this tract offers excellent potential for appreciation. Investors, developers, or owners and users will appreciate the lands strategic location in one of North Texas most active markets. Key Features: 5.2 acres AG Exempt: Outside City Limits Level to gently rolling terrain with scattered trees Easy access to FM 156, Hwy 114, and I-35W Minutes from Texas Motor Speedway and Alliance Airport Ideal for investment, residential, or future development Capitalize on the continued expansion of the Justin, TX area; secure your place in this dynamic market today. **Capitalize on the continued expansion of the Justin, TX area; secure your place in this dynamic market today.

PROPERTY TYPE: Commercial - Unimproved Land

MLS STATUS: Active

MLS: 21025878

YEAR BUILT: 1984

COUNTY: Denton

TRACT OR SUBDIVIION: Mary Polk

LIST DATE: 08/07/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 5.21

LOT SIZE (SQFT): 227,121

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- BackYard
- Cleared
- HardwoodTrees
- InteriorLot
- Lawn
- Level
- Pasture
- ManyTrees

UTILITIES

UTILITIES:

- CableAvailable
- ElectricityAvailable
- ElectricityConnected
- Propane
- None
- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- Curbs
-

LISTED BY: Lisa Dyer 

PHONE: 817.798.9118

BROKERED BY: Contre Management, LLC