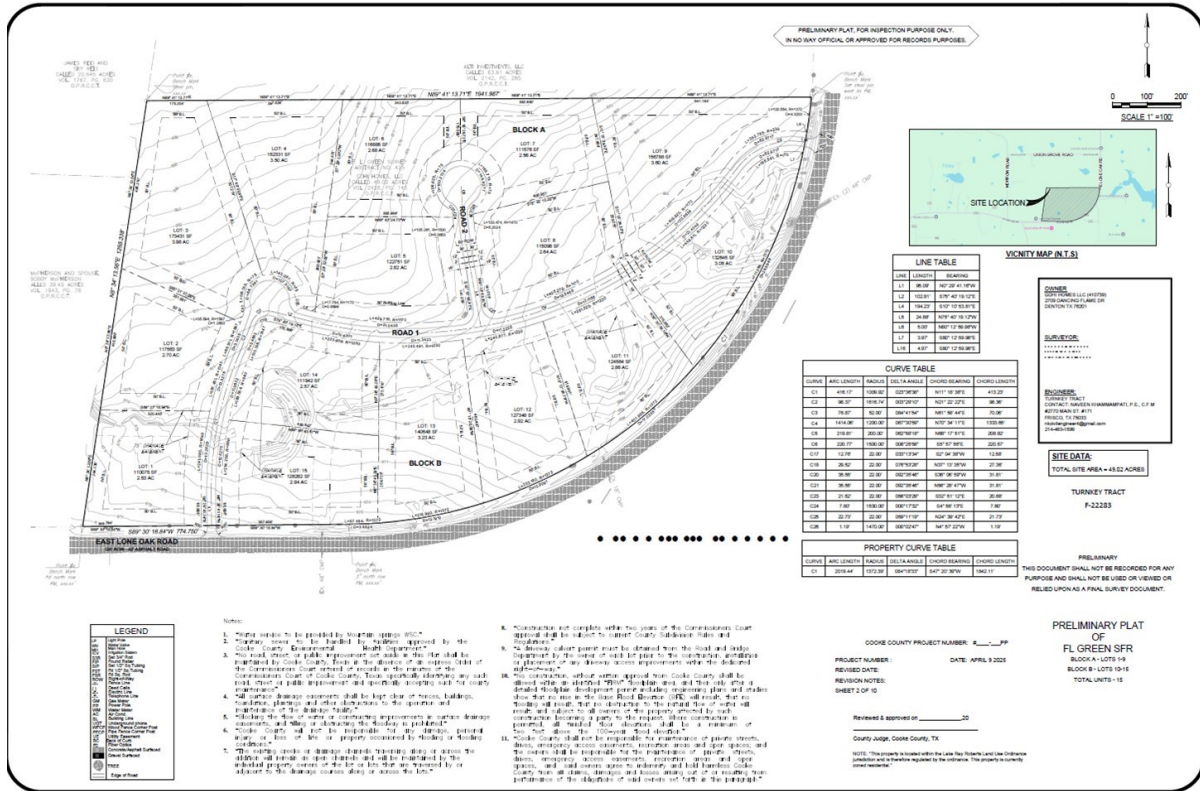


# CENTURY 21<sup>®</sup>

## Judge Fite Company



# TBD LONE OAK ROAD

## VALLEY VIEW, TX 76272



\$2,400,000



0 sqft

## DESCRIPTION

'ESTATES OF LAKE RAY ROBERTS...GATEWAY TO THE LAKE'...Discover The Unparalleled Potential Of This Stunning, Extraordinary 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:** Commercial - Unimproved Land

**MLS STATUS:** Active

**MLS:** 21060595

**YEAR BUILT:**

**COUNTY:** Cooke

**TRACT OR SUBDIVIION:** The Estates of Lake Ray Roberts

**LIST DATE:** 09/17/2025

**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

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage

### SIDING:

- Other

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- SewerNotAvailable
- UndergroundUtilities
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Virginia Williams 

**PHONE:** 940.383.2712

**BROKERED BY:** WILLIAMS & WILLIAMS, REALTORS

century21judgefite.com

each office is independently owned and operated