

CENTURY 21[®]

Judge Fite Company



40 ACRES FM 455

PILOT POINT, TX 76258



\$4,000,000



1 acres

DESCRIPTION

40 Acres on FM 455 Frontage Prime Growth Corridor Exceptional opportunity to acquire a 40-acre tract with extensive frontage along FM 455 in one of North Texas' fastest-growing areas. This property offers excellent visibility, access, and flexibility for a variety of potential uses including residential, commercial, or agricultural. Ideally located within the growth corridor connecting Pilot Point, Aubrey, and Celina, and just minutes from Hwy 377, FM 1385, and the Dallas North Tollway extension, the property is positioned near ongoing development and infrastructure expansion. Property features include Ag exemption currently in place Water well, electric, and septic on site Mobile home on property (no value assigned) Older barn for storage or agricultural use Located within Mustang Water & Septic Service area Gently rolling, open pasture No known restrictions Surrounded by expanding residential and commercial development, this tract offers strong potential for future use or investment. Adjacent parcels may also be available for purchase, offering the opportunity to assemble additional acreage. Buyer and buyer's agent to verify all information including utilities, zoning, acreage, exemptions, and intended use.

PROPERTY TYPE: Land - Improved Land

MLS STATUS: Active

MLS: 21082476

YEAR BUILT:

COUNTY: Denton

TRACT OR SUBDIVISION: None

LIST DATE: 10/10/2025

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 40

LOT SIZE (SQFT): 1,742,400

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared

UTILITIES

UTILITIES:

- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Jessica Self 

PHONE: 903.870.6956

BROKERED BY: Texas Homes and Land Real Estate, LLC