

# CENTURY 21

Judge Fite Company



## 16.72AC JOE ALLEN ROAD

PILOT POINT, TX 76258



\$1,337,600



1 acres

## DESCRIPTION

Ideally positioned for a variety of uses, this prime 16.72-acre tract offers exceptional versatility and potential. Set between two rapidly developing Farm-to-Market corridors, the property provides approximately 725 feet of paved road frontage and sits outside the Pilot Point ETJ with no deed restrictions, offering uncommon flexibility for future plans. It is well-suited for a single-family homesite, horse property, investment holding, potential subdividing, or a range of special-use purposes. Located approximately 9 miles north of Highway 380, the acreage fronts a paved county road between FM 1385 and FM 2931. Its scenic setting, featuring a balanced mix of wooded areas and open pasture, a pond, and desirable sandy loam soil, will appeal to those seeking a picturesque country homesite, builders looking for a reasonably sized tract in a high-growth area, and investors recognizing its proximity to two expanding Farm-to-Market corridors. The existing wildlife property tax exemption provides meaningful tax advantages, and the property offers access to Mustang Water and electricity at the road. A rare opportunity in a rapidly developing region, located directly across from the proposed 364-acre Maverick Farms Development.

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**800.451.8055**

**PROPERTY TYPE:** Land - Unimproved Land

**MLS STATUS:** Active

**MLS:** 21113583

**YEAR BUILT:**

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** I Walters

**LIST DATE:** 11/15/2025

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 16.72

**LOT SIZE (SQFT):** 728,323

## EXTERIOR FEATURES

### STYLE:

- Barndominium

### LOT DESCRIPTION:

- Acreage
- PondOnLot
- ManyTrees

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- None
- OverheadUtilities
- SewerNotAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** DUTCH WIEMEYER 

**PHONE:** 940.365.7600

**BROKERED BY:** KELLER WILLIAMS REALTY

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