



4707 STINSON ROAD
DENISON, TX 75020



\$1,750,000



1 acres

DESCRIPTION

50 to 100 Acres Available for Development— Price Shown is for 50 ACRES at \$35,000 an ACRE. 1 Minute to Lake Texoma and Denison High School. Discover the perfect blend of natural beauty and growth potential with this stunning 50–100-acre tract, nestled near HWY 75 and FM 91. This property offers the ideal setting for a private ranch, residential community or investment opportunity in one of the regions' fastest growing areas. Enjoy rolling hills, mature trees, peaceful ponds and sightings of white-tailed deer, right outside your window. The land's varied terrain makes it a dream for nature enthusiasts, whether you love fishing, boating, hiking or horseback riding, adventure is always close by. Shawnee Creek meanders along the west boundary, complimented by small streams, a pecan orchard and direct access to US Corp property on the north and west sides. This property sits just minutes from the new \$6 Billion Preston Harbor Planned Community and Margaritaville Resort on Lake Texoma, making it a rare opportunity to invest in rapidly developing corridor. Imagine being able to launch your boat and be on the Lake in 10 minutes! With its prime location, scenic beauty, and endless development possibilities, this land is a rare gem that combines tranquility with convenience. Whether you envision a luxury estate, a private retreat or subdivided parcels, the potential here is unlimited. Schedule your tour today and experience this incredible piece of North Texas land before it's gone!

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 21122052

YEAR BUILT:

COUNTY: Grayson

TRACT OR SUBDIVIION: G-0631 JACKSON CHARLES A-G0631

LIST DATE: 12/01/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 50

LOT SIZE (SQFT): 2,178,000

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Pasture
- ManyTrees

FENCING:

- BarbedWire
- Wire

UTILITIES

UTILITIES:

- Other

ADDITIONAL PROPERTY DETAILS

LISTED BY: Tommi Sue Homuth 

PHONE: 903.786.3115

BROKERED BY: Tracy Realty