



318 COLD SPRINGS ROAD
VAN ALSTYNE, TX 75495



\$3,700,000



1 acres

DESCRIPTION

Just Reduced — A Lakefront Legacy Estate Beyond Compare Welcome to 318 Cold Springs Road, an exceptional 74.4-acre luxury estate gracing the rolling hills of Van Alstyne. Crafted by nature and preserved with intention, this rare offering centers around a breathtaking 13-acre spring-fed lake, shimmering with clarity and fully stocked—an unparalleled jewel that defines the property's serene elegance. Two additional spring-fed creeks weave through the landscape, enriching the estate with movement, sound, and life. Perched atop the highest point, a 5,000 SF, fully conditioned barn—complete with AC, electricity, and plumbing—commands 360-degree panoramic vistas that stretch endlessly across native grasslands, mature trees, the glistening lake, and uninterrupted horizon lines. From sunrise reflections on the water to golden-hour views from the expansive porch, this hilltop setting delivers a sense of grandeur rarely found in North Texas. With multiple premier build sites positioned to overlook the lake, the estate offers limitless architectural opportunities—whether a world-class residence, a multigenerational compound, or a refined retreat. The land is fully fenced for privacy, yet thoughtfully open to its natural beauty, including abundant wildlife and sweeping meadows that shift with the seasons. Despite its tranquil seclusion, this sanctuary is only minutes from Van Alstyne and offers effortless access to US Hwy 75, ensuring convenience without compromising exclusivity. A once-in-a-lifetime chance to secure a private lakefront estate of this caliber—an opportunity to build a legacy that endures for generations.

PROPERTY TYPE: Land - Improved Land

MLS STATUS: Active

MLS: 21125393

YEAR BUILT:

COUNTY: Grayson

TRACT OR SUBDIVIION: CREAGER WM A-G0201

LIST DATE: 12/04/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 74.4

LOT SIZE (SQFT): 3,240,864

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Barndominium

LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared
- BacksToGreenbeltPark
- HardwoodTrees
- Level
- Other
- Pasture
- PondOnLot
- Ravine
- RollingSlope
- ManyTrees
- Sloped
- SprinklerSystem
- Wooded
- Waterfront

YARD/GROUNDS:

- CoveredCourtyard
- Dock
- Lighting
- Other
- PrivateEntrance
- PrivateYard
- Storage

FENCING:

- BarbedWire
- Fenced
- Gate
- None
- Wire

UTILITIES

UTILITIES:

- ElectricityAvailable
 - ElectricityConnected
 - SepticAvailable
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ADDITIONAL PROPERTY DETAILS

LISTED BY: Lance Taylor 

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BROKERED BY: Keller Williams Legacy