

CENTURY 21

Judge Fite Company



11217 FOUTCH ROAD

PILOT POINT, TX 76258



\$2,185,000



8,440 sqft

DESCRIPTION

Situated in one of North Texas' fastest-growing corridors, 11217 Foutch Road offers 17.52 acres inside the Denton County ETJ, providing unmatched flexibility for commercial, industrial, and mixed-use redevelopment. The site is strategically located just minutes from Historic Downtown Pilot Point, 40 minutes from Frisco, and approximately one hour from DFW Airport making it a prime landholding for owner-users, investors, or industrial developers. The property features a well-improved layout with multiple structures, headlined by a 6,114 SF all-steel horse stable (per survey) equipped with a center aisle, 14 stalls, an office, bath, laundry, tack and feed rooms, and a 3-bed, 2-bath barn apartment. Additional improvements include a 2,185 SF primary residence, a 600 SF detached office gym above an oversized garage, a steel equipment shop, multiple turnouts and paddocks, and full perimeter pipe fencing with no-climb mesh. With a 700-acre master-planned subdivision now under development nearby, the area is undergoing a significant transformation, creating upward pressure for flex industrial, service commercial, and small-bay warehouse uses. The property can continue operating as a premium equestrian facility—or be scraped and redeveloped into a flex space industrial park, capitalizing on strong demand and limited supply in the Pilot Point market. Utilities include Mustang Water, a private irrigation well drilled in 2018, co-op electric, propane, aerobic septic, and all-weather road access. The land sits entirely within FEMA Flood Zone X, outside the 100- and 500-year floodplains, supporting straightforward planning and development. This is a rare opportunity to acquire a large tract with dual utility income-producing today, redevelopment-ready tomorrow in the direct path of North Texas growth.

PROPERTY TYPE: Commercial - Industrial
MLS STATUS: Active
MLS: 21130818
YEAR BUILT: 1989
COUNTY: Denton
TRACT OR SUBDIVIION: C Smith
LIST DATE: 12/11/2025

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800.451.8055

AREA:
SQUARE FEET: 8,440
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 17.52
LOT SIZE (SQFT): 763,171

INTERIOR FEATURES

FLOOR COVERINGS:

- Combination

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Driveway
- Garage

LOT DESCRIPTION:

- Acreage
- Agricultural
- FewTrees

ROOF TYPE:

- Metal
- Wood

SIDING:

- SteelSiding
- WoodSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Fireplaces

UTILITIES:

- CableAvailable
- ElectricityAvailable
- Propane
- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Devon Matula 

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BROKERED BY: Coldwell Banker Realty Frisco