

CENTURY 21[®]

Judge Fite Company



12664 HIGHWAY 199 W

POOLVILLE, TX 76487



\$1,295,000



2,435 sqft

DESCRIPTION

****Prime Investment Opportunity: 33+ Acre Unrestricted Property with Private Lake in Wise County, Texas**** Ideally located along Hwy 199 in the peaceful Wise County countryside, outside city limits with no zoning restrictions, this fully fenced & cross-fenced 33+ acre property offers exceptional flexibility for agricultural use, recreation, eco-tourism, corporate retreats, mixed-use development, or advanced data center projects. The property benefits from proximity to substantial power infrastructure, including Oncor Electric Delivery's 345kV high-voltage transmission lines, Wise Electric Cooperative service, and a nearby 822 MW natural gas power facility, making it well-positioned for high-demand energy users such as hyperscale data centers. A standout feature is the expansive 60,000 sq. ft. spring-fed private lake, ideal for fishing operations, events, water recreation, aquaculture, or potential water-based cooling solutions. Open pastures support livestock, hay production, or equestrian use, with ample space for additional structures, barns, arenas, or future facilities. Existing improvements include a beautifully updated 3-bedroom, 2-bath ranch-style home with open-concept living and a chef's kitchen well suited for on-site management, guest lodging, or event use. A separate powered and watered man-camp guest structure in its own fenced area provides workforce housing or income-producing rental potential. Additional amenities include a private shooting range, abundant wildlife for hunting leases, a gated entrance, and covered parking. Just minutes from Fort Worth, the property offers strong logistics access while maintaining privacy and seclusion. With North Texas emerging as a major data-center hub and continued hyperscale growth across DFW, this unrestricted site featuring natural resources, power access, and development flexibility presents a rare opportunity for long-term, high-return investment. Buyer to verify all information and permitted use.

PROPERTY TYPE: Commercial - Industrial

MLS STATUS: Active

MLS: 21140988

YEAR BUILT: 1969

COUNTY: Wise

TRACT OR SUBDIVIION: Newton Add

LIST DATE: 12/31/2025

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800.451.8055

AREA:

SQUARE FEET: 2,435

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 33.34

LOT SIZE (SQFT): 1,452,290

INTERIOR FEATURES

FLOOR COVERINGS:

- CeramicTile

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AttachedCarport

LOT DESCRIPTION:

- Acreage
- PondOnLot
- ManyTrees
- FewTrees

ROOF TYPE:

- Metal

SIDING:

- Brick
- MetalSiding

FOUNDATION:

- ConcretePerimeter

UTILITIES

HEATING/COOLING:

- Central
- Electric
- Fireplaces

UTILITIES:

- CableAvailable
- ElectricityAvailable
- SewerAvailable
- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Lily Moore 

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BROKERED BY: Lily Moore Realty