

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 12588 FLOW RD

KRUM, TX 76249



\$2,000,000



0 sqft

## DESCRIPTION

Development opportunity in Denton County with no city or ETJ restrictions. ±23.7 acres on a hard corner of FM 1173 with a fully entitled 20-lot subdivision (final plat pending water meter). Designed for 1-acre homesites, this community offers flexibility for custom homes, barndominiums, or estate-style living in a growing North Texas corridor. A unique feature of the property is optional access to a nearby grass airstrip and Bird Dog Airfield, offering added appeal for aviation enthusiasts without limiting the broader buyer pool. Surrounded by large tracts providing privacy, open space, and limited future density, helping support long-term value. Highlights: 20 one-acre lots No ETJ FM 1173 frontage Entitled plat Flexible use Optional aviation access Ideal for builders, developers, or investors seeking a differentiated project with both mass appeal and niche upside.

**PROPERTY TYPE:** Commercial - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21227800  
**YEAR BUILT:**  
**COUNTY:** Denton  
**TRACT OR SUBDIVISION:** Aerovillage  
**LIST DATE:** 04/03/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 23.76  
**LOT SIZE (SQFT):** 1,035,116

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- CornerLot
- Subdivision
- FewTrees

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- SepticAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Daniel Rosser 

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**BROKERED BY:** eXp Realty, LLC