

CENTURY 21[®]

Judge Fite Company



LOT 4 HAT CREEK ROAD

BARTONVILLE, TX 76226



\$995,000



1 acres

DESCRIPTION

Rare opportunity to build your dream home in the prestigious Hat Creek Estates. Situated on just over 2 acres, this prime corner lot offers the perfect blend of privacy and natural beauty—backing to a serene greenbelt for added tranquility and views. Fully equipped and ready for development, the property includes septic, city water, electric, and gas already in place, streamlining the building process. Whether you're looking to design a custom estate from the ground up or take advantage of a thoughtfully planned spec home opportunity, this homesite offers flexibility to suit your vision. As one of the last remaining lots in this highly sought-after community, this is a rare chance to secure your place in Hat Creek Estates. Located within the highly acclaimed Argyle ISD and just minutes from local amenities, this property delivers both convenience and a true luxury lifestyle setting. Don't miss the opportunity to create something exceptional in one of the area's most desirable neighborhoods.

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21261693
YEAR BUILT:
COUNTY: Denton
TRACT OR SUBDIVIION: Hat Creek Estates
LIST DATE: 05/06/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 2
LOT SIZE (SQFT): 87,250

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- CornerLot
- BacksToGreenbeltPark
- ManyTrees
- Subdivision

FENCING:

- None

UTILITIES

UTILITIES:

- ElectricityConnected
- NaturalGasAvailable
- SepticAvailable
- SeparateMeters
- UndergroundUtilities
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- TrailsPaths
- CommunityMailbox

LISTED BY: Kim Bedwell 

PHONE: 817.801.3030

BROKERED BY: Briggs Freeman Sothebys Intl

century21judgefite.com

each office is independently owned and operated