

Prime Investment Tract

± 22 AC

PILOT POINT | DENTON COUNTY | TEXAS
EXCLUSIVELY LISTED BY YOUNGER PARTNERS



FM 1385



PILOT POINT

JOE ALLEN RD

JOE ALLEN RD

FM 1385

**MUSTANG
RV PARK**

**Subject Property
± 22 AC**

**MUSTANG MULTI-FAMILY
DEVELOPMENT**

FM 1385



MUSTANG RD

FM 1385

MUSTANG RD

COFFEY RD

MUSTANG

LIGHT RANCH RD

PILOT POINT

JOE ALLEN RD

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FM 1385

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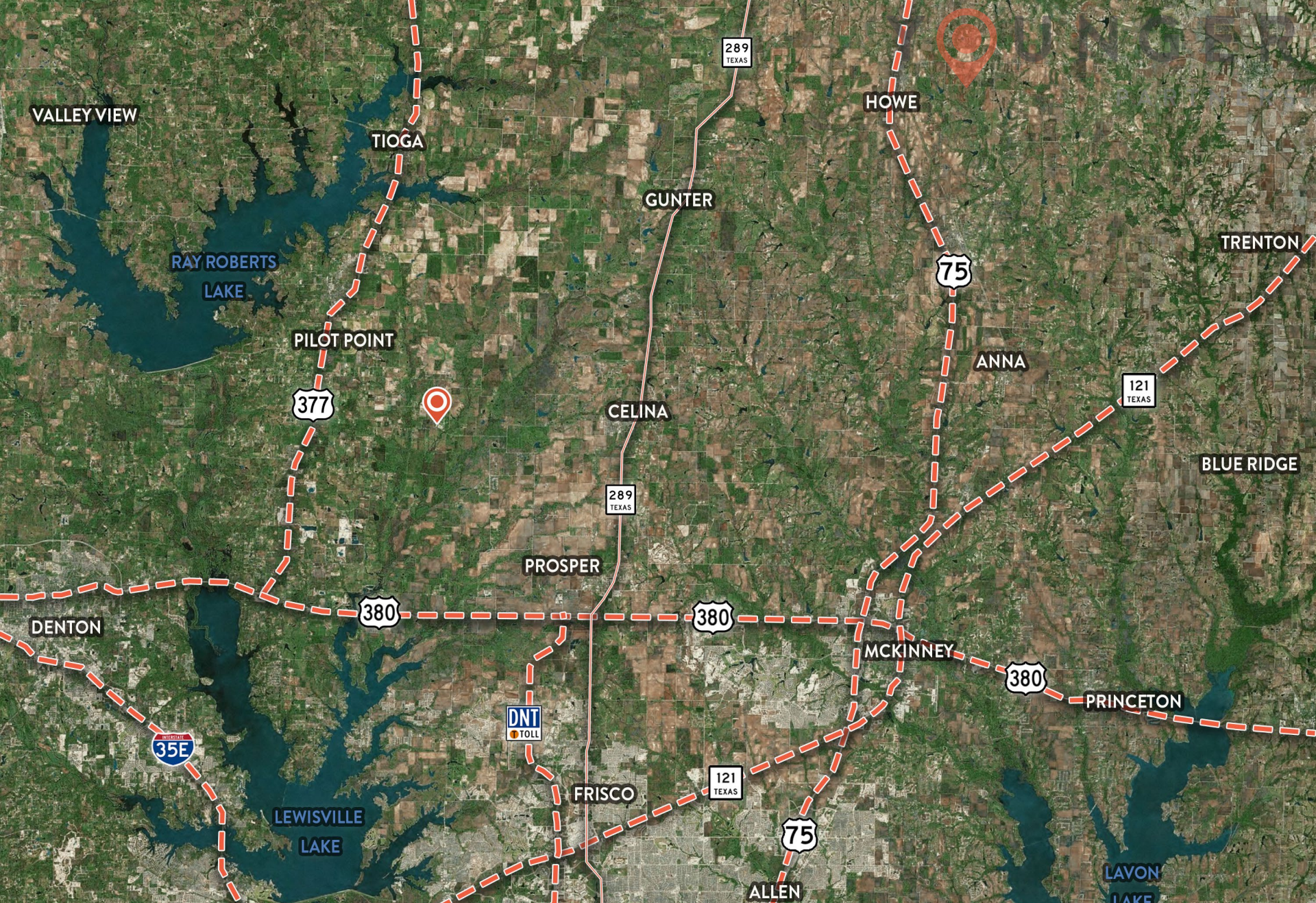
MUSTANG RD

MUSTANG RD

FM 1385

COFFEY RD

MUSTANG



Property Information

9431 FM 1385 I ± 22 AC

LOCATION

9431 FM 1385

- Pilot Point, Denton County, Texas
- Parcel ID- 244917

INITIAL OFFERING

- Property Size
 - ± 22 Gross AC
- Asking Price
 - \$135,000/AC

PROPERTY TYPE

- AG Land

PROPERTY INFORMATION

- Current Zoning:
 - Not zoned; in the County
- Future Land Use:
 - Residential/Investment
- Traffic Ct:
 - Fm 1385 (N/S): ±2,023 VPD
- School District:
 - Pilot Point ISD
- Utilities:
 - Water- Mustang SUD
 - Electric- CoServ Electric Co-Op



BEN MCCUTCHIN | EXECUTIVE VICE PRESIDENT
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DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
TOTAL EST. POP (2025)	20,633	220,596	612,638
AVG HH INCOME (2025)	\$156,512	\$182,450	\$181,840
TOTAL HH EXPENDITURE (2025)	\$963.19 M	\$10.71 B	\$30 B

APPROXIMATE DISTANCE FROM

HWY 377 DALLAS NORTH TOLLWAY

3.6 MILES

DALLAS NORTH TOLLWAY

3.8 MILES

FM 455

3.95 MILES



Pilot Point, Texas: A Growing Land Opportunity

Pilot Point, Texas is becoming an attractive market as growth from North Dallas continues to move north. Located in northern Denton County, the area is seeing increased interest from builders and investors looking for more affordable land near fast-growing cities.

Strong Location – FM 1385

The property's location along **FM 1385** places it in a major growth corridor connecting **Celina, Prosper, Denton, and the US-380 area**. As development pushes north from Frisco and Prosper, FM 1385 is becoming a key route for daily commuters and future development.

Growth from the South

Nearby cities like **Celina and Prosper** are growing quickly and running out of land. This is pushing new housing and development into Pilot Point, where larger tracts are still available at lower prices.

Infrastructure & Access

FM 1385 continues to see road improvements and higher traffic as the area grows. Future projects like the **Dallas North Tollway extension** and the **Collin County Outer Loop** are expected to improve access and increase land values over time.

Jobs, Lifestyle & Demand

Pilot Point is within driving distance of major job centers in **Frisco, Plano, Denton, and McKinney**, while offering a quieter, rural feel near **Lake Ray Roberts**. This mix supports demand for new housing and neighborhood services.

Why Pilot Point?

With FM 1385 frontage, strong nearby growth, and improving infrastructure, Pilot Point offers a solid opportunity for long-term residential development and land investment ahead of continued North Texas expansion.





Information About Brokerage Services
Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
Inform the client of any material information about the property or transaction received by the broker;
Answer the client's questions and present any offer to or counter-offer from the client; and
Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
Must not, unless specifically authorized in writing to do so by the party, disclose:
o that the owner will accept a price less than the written asking price;
o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Table with 4 columns: Name/Role, License No., Email, Phone. Rows include Younger Partners, Dallas, LLC; Licensed Broker /Broker Firm Name or Primary Assumed Business Name; Designated Broker of Firm; Licensed Supervisor of Sales Agent/ Associate; Sales Agent/Associate's Name.

Buyer/Tenant/Seller/Landlord Initials

Date



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