

# 43.488AC Hwy 377, Pilot Point, Texas 76258

**MLS#:** 20630476 **N Active**  
**Property Type:** Land

[43.488AC Hwy 377 Pilot Point, TX 76258](#)  
**SubType:** Unimproved Land

**LP:** \$4,131,360



**Subdivision:** Peter Gass  
**County:** Grayson  
**Country:** United States  
**Parcel ID:** [444221](#)  
**Parcel ID 2:** 444219  
**Lot:**           **Block:**  
**Spcl Tax Auth:** No

**Lst \$/Acre:** \$95,000.00

**Lake Name:**

**Plan Dvlpm:**

**MultiPrcl:** Yes   **MUD Dst:** No

**# Lots:** 2                   **Lots Sold Sep:** 0                   **Lots Sld Pkg:** 2

**Land SqFt:** 1,894,337   **Acres:** 43.488   **\$/Lot SqFt:** \$2.18  
**Appraisr:**  
**Lot Dimen:**                   **Subdivided:** Yes  
   **Will Subdv:** No  
   **Land Leased:** Yes

**HOA:** None

**HOA Co:**

**General Information**

**Land Leased:** Yes  
**AG Exemption:** Yes

**# Tanks/Ponds:** 0  
**# Wells:** 0

**Cultivated Acres:**  
**Bottom Land Ac:**

**School Information**

**School Dist:** Pilot Point ISD  
**Elementary:** Pilot Point  
**Intermediate:** Pilot Point

**Middle:** Pilot Point

**High:** Pilot Point

**Features**

**Lot Description:** Acreage, Pasture  
**Lot Size/Acres:** 10 to < 50 Acres  
**Present Use:**  
**Proposed Use**  
**Zoning Info:** Pilot Point ETJ and LRR Land Use Ordinance  
  Zoning  
**Development:** Zoned  
**Street/Utilities:** City Water, Overhead Utilities, No Sewer  
**Road Front Desc:** Highway  
**Road Surface:** Asphalt  
**Soil:** Sandy Loam  
**Surface Rights:** All  
**Waterfront:**  
**Horses:** Yes   **Dock Permitted:**

**Restrictions:** Other  
**Easements:** Access, Utilities, Water Lines  
**Documents:** Survey  
**Type of Fence:** Barbed Wire  
**Exterior Bldgs:**  
**Miscellaneous:**  
**Road Frontage:**  
**Prop Finance:** Cash, Conventional, Federal Land Bank  
**Possession:** Closing/Funding  
**Showing:** Appointment Only  
**Lake Pump:**

**Remarks**

**Property Description:** Located in a strategic growth zone, this prime 43.488-acre land parcel sits adjacent to US Hwy 377, just beyond the city limits of Pilot Point in Grayson County. Its positioning, approximately 1,500 feet north of DR Horton's recently opened Windrose development and directly facing the proposed 4,060-unit Pecan Creek Addition, presents an enticing investment opportunity. The property's northern edge is shown to align with a planned two-lane connector road outlined in Pilot Point's 2022 thoroughfare plan, and the presence of a City of Pilot Point water line on the property and a larger city water line along Hwy 377's east side, all underscore its future potential. This property is in the Pilot Point ETJ and the Lake Ray Roberts Land Use Ordinance Zone, with a current ag exemption.

**Public Driving Directions:** On the west side of Hwy 377 just north of DR Horton's Windrose Development.

**Agent/Office Information**

**Lst Ofc:** KELLER WILLIAMS REALTY

**Lst Agt:** [DUTCH WIEMEYER](#)

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 05/30/2024 18:04

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