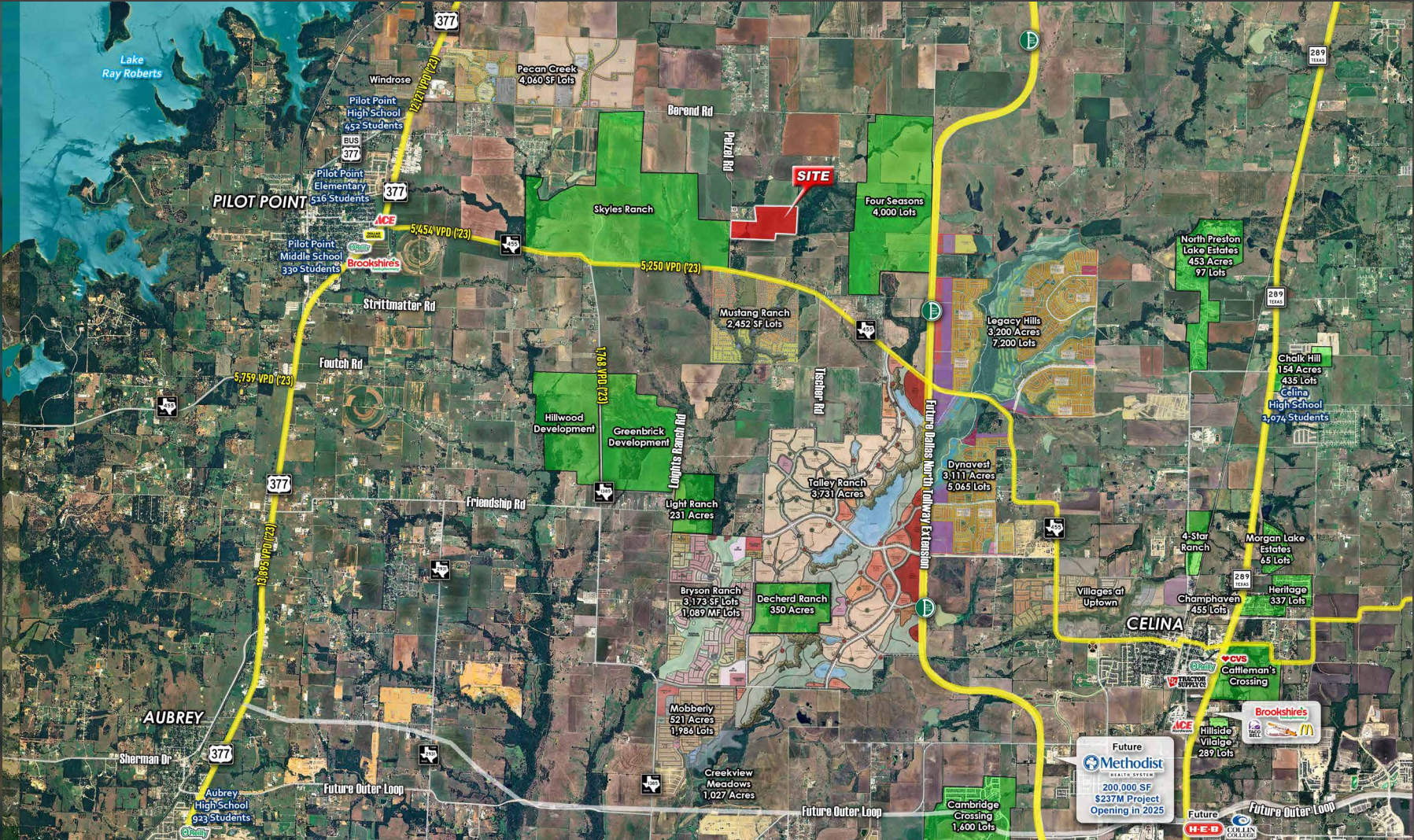




TALLEY & CO.
REAL ESTATE

LAND AVAILABLE | PILOT POINT, TX

REALTOR **KELSEY WHITESELL**
254.718.6791 | kelsey@talleyandco.com



167 TOTAL ACRES
NEQ OF PELZEL RD & FM-455 | PILOT POINT, TEXAS

Talley And Company | TalleyAndCo.com | 254.718.6791 | 8914 Hames Road, Pilot Point, TX 76258

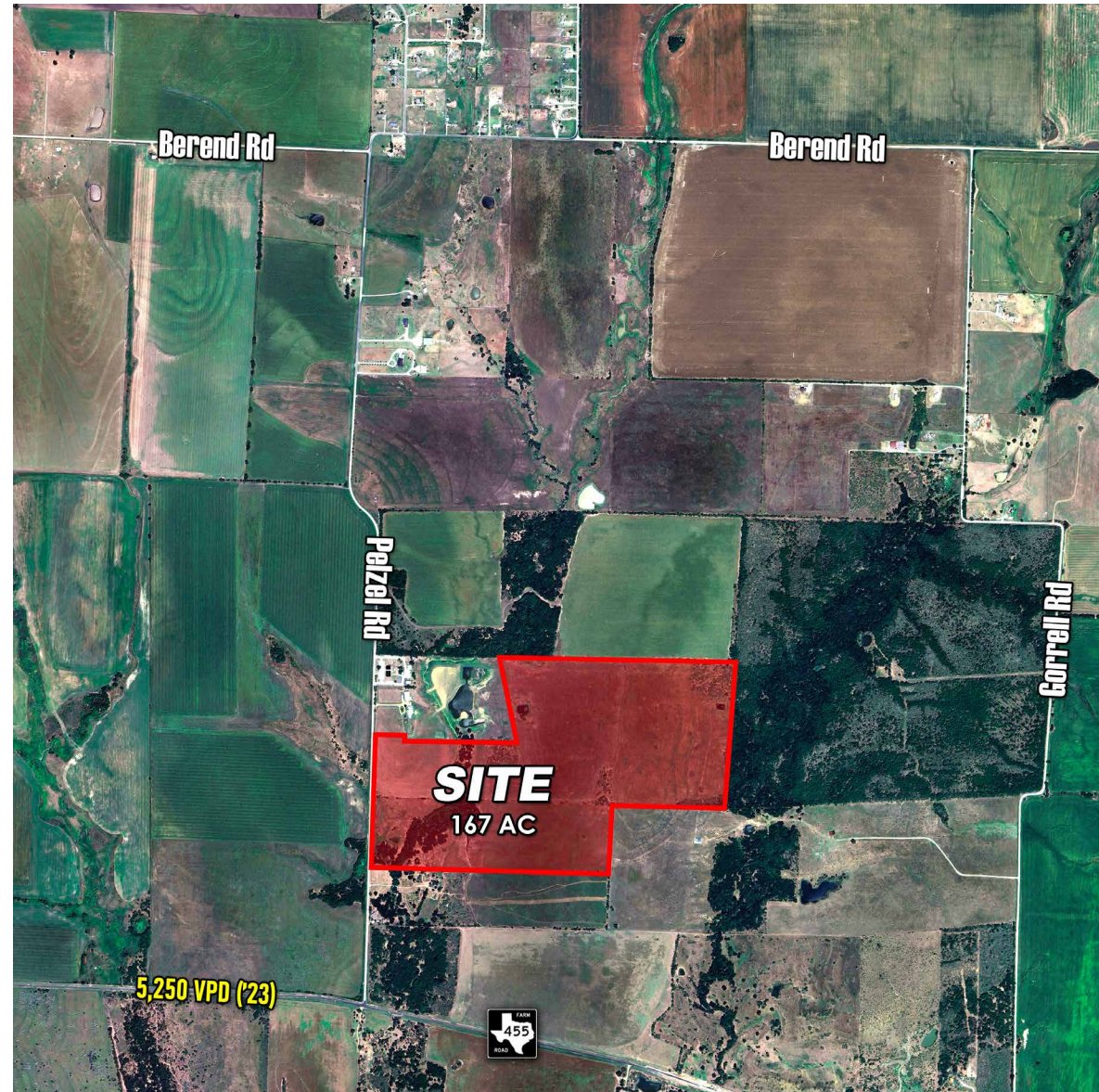
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PROPERTY OVERVIEW

167 acres located 1.5 miles West of the Dallas North Tollway and less than half a mile North of FM-455.

The property is centrally located in the rapid growth corridor between Pilot Point and Celina, within a five-mile radius of over 17,700 proposed residential lots. Located outside the city limits of Pilot Point on Pelzel Road and within the boundaries of Pilot Point ISD.

Current Denton County thoroughfare plan shows Pelzel Road planned as a major material roadway with 4 lanes. Additional 260 acres available.





LOCATION: NEQ of Pelzel Rd & FM-455
Pilot Point, Texas 76258

COUNTY: Denton

PARCEL IDs: R40832
R40835
R496405

ASKING PRICE: Call for Details

LOT SIZE: 167 Acres

PROPERTY HIGHLIGHTS

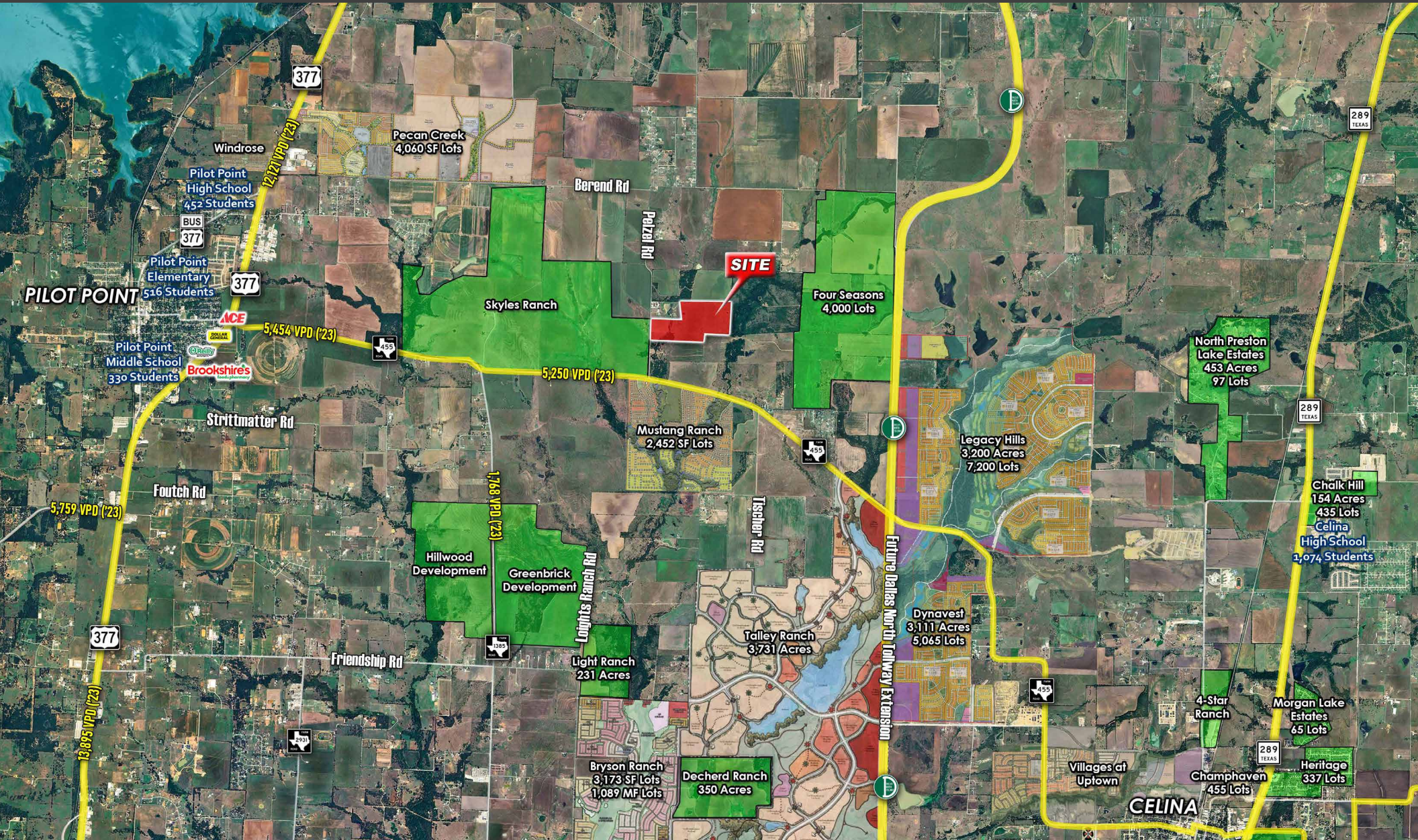
- Situated centrally within the rapid growth corridor between Pilot Point & Celina
- Located 1.5 miles West of the Dallas North Tollway & less than half a mile North of FM-455
- Current Denton County thoroughfare plan shows Pelzel Road planned as a major material roadway with 4 lanes
- Outside the city limits of Pilot Point and fall within Pilot Point ISD



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