

12153 Mustang Road, Pilot Point, Texas 76258

MLS#: 20957404 **N Active**
Property Type: Commercial Sale

12153 Mustang Road Pilot Point, TX 76258-7701
SubType: Unimproved Land

LP: \$5,227,200
OLP: \$5,227,200

Recent: **06/04/2025 : NEW**



Low LP: \$/Gr SqFt: \$12
Subdivision: I Walters
County: Denton
Country: United States
Parcel ID: [R112225](#)
Parcel ID 2: R112226
Lot: 38&39 Block:
Legal: A1329A I WALTERS, TR 38 & TR 39 Old DCAD
Unexempt Tx: \$4,549
Spcl Tax Auth: No
MultiPrcl: Yes MUD Dst: No
PID:No

Bldg SF: 2,778/Public Records
Yr Built: 2000/Owner/Preowned
Apprsr:
Lot SqFt: 435,600/Public Records
Lot Dim:
Adult Community: Will Subdiv:
Gross SqFt: 435,600
Zoning: unzoned
Mult Zone: No
Units: 2
Acres: 10.000
#Stories: 1

General Information

Gross Income:	\$0	Leasable SqFt:		Avg Monthly Lease:	
Net Income:	\$0	Leasable Space:		Spaces Leased:	
Annual Expenses:	\$0	Lease Expire Date:		Occupancy Rate:	

Features

Building Use:	Other	Ceiling Height:	
Inclusions:	Land & Improvements	Flooring:	
Lot Size/Acre:	10 to < 50 Acres	Heating:	Central, Electric, Natural Gas
Topography:		Cooling:	Ceiling Fan(s), Central Air, Electric
Soil:			
Rd Front Desc:		Owner Pays:	All Utilities
Tenant Pays:	Other	Tot Ann Exp Inc:	
Foundation:	Slab	Lease Desc:	
Construction:	Brick	Special Notes:	Aerial Photo
Roof:	Composition	Possession:	Closing/Funding
Walls:			
Freight Doors:			
Street/Utilities:	Aerobic Septic, Cable Available, City Water, Co-op Electric, Electricity Available, Electricity Connected, Natural Gas Available		
Showing:	Appointment Only, Occupied, Pet(s) on Premises, Security System, Showing Service, No Lock Box		
Parking/Garage:	Additional Parking, Covered, Driveway, Enclosed, Garage		

Remarks

Property Description: 10 Unrestricted Acres on High-Traffic Corridor – Ideal for Commercial Development Strategically located between FM 1385 and FM 2931, this 10-acre property offers outstanding visibility and access along one of the region's fastest-growing thoroughfares. With significant traffic counts and rapid surrounding development, this site is perfectly positioned for a wide range of commercial uses. The property consists of two 5-acre tracts, each with an existing home —ideal for temporary office space, rental income, development of storage space, or redevelopment. Unzoned and unrestricted in the county, this rare offering provides ultimate flexibility for retail, industrial, mixed-use, or service-based businesses. Whether you're looking to establish a flagship location, develop income-producing assets, or invest in a high-growth corridor, this property delivers the exposure, space, and freedom to bring your vision to life. This property sits in the front of a future 350 ac residential development.

Public Driving Directions: Head East on HWY 380 from Denton. Go North on FM 2931 to a 4 way stop, cont. North and turn Right (East) on Mustang Road. GPS address

Financial Information

Loan Type:	Treat As Clear	Bal:		Payment:	
Pmt Type:		Lender:		Orig Date:	
Seller Concessions:	Yes			2nd Mortg:	No

Agent/Office Information

CDOM: 1 DOM: 1 LD: 06/04/2025 XD: 12/05/2025

List Type: Exclusive Right To Sell

List Off: [Texas Homes and Land \(TXHL01C\)](#) 214-908-5468
LO Addr: 147 N Ohio St Celina, Texas 75009
List Agt: [Coryann Johnson](#) (0450333) 214-908-5468

LO Fax: Brk Lic: 0450333
LO Email: coryann@texashomesandland.com
LA Cell: 214-908-5468 LA Fax:

LA Email: coryann@texashomesandland.com

LA Website: www.texashomesandland.com

Off Web: <http://www.texashomesandland.com>

Pref Title Co: Chapin Title- Jodi

LA Othr:

LA/LA2 Texting: Yes/

LO Sprvs: Coryann Johnson (0450333) 214-908-5468

Location: 500 US 377, Pilot Point 940-686-4445

Showing Information

Call: Showing Service, Agent

Appt: (800) 257-1242

Owner Name: See Tax Role

Keybox #: 00

Keybox Type: None

Seller Type: Standard/Individual

Show Instr:

Show Srvc: BrokerBay

Occupancy: Owner

Open House:

Showing: Appointment Only, Occupied, Pet(s) on Premises, Security System, Showing Service, No Lock Box

Prepared By: Coryann Johnson Texas Homes and Land on 06/05/2025 08:51

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