

FOR SALE

43.488 Acres

Listed for \$4,131,360

Hwy 377, Pilot Point
Grayson County, Texas



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 situated in the Pilot Point ETJ and the Lake Ray Roberts Land Use Ordinance Zone, with a current ag exemption in place.



Dutch and Cheryl Wiemeyer
REALTORS®
Direct/Text (940) 391-9092
Office (940) 365-4687
info@texasliving.com
www.texasliving.com

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
OLP: \$4,131,360

Recent: 05/30/2024 : NEW

Lst \$/Acre: \$95,000.00

Lake Name:

Plan Dvlpm:

MultiPrcl: Yes **MUD Dst:** No



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

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

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

HOA: None
HOA Website:

HOA Co:
HOA Management Email:
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.

Excludes: Minerals

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

Private Rmks: The 43.488 acres consist of two adjoining 21.744-acre tracts. The two-lane feeder road and the Pecan Creek Addition are both proposed, according to the information on the Maps and Plans page on the City of Pilot Point website.

Agent/Office Information

SUB: 0 - % **CDOM:** 2 **DOM:** 2 **LD:** 05/28/2024 **XD:** 11/28/2024
BAC: 2.5 - % **VAR:** Yes
List Type: Exclusive Right To Sell
List Off: [KELLER WILLIAMS REALTY \(KWRH05AU\)](#) 940-365-7600 **LO Fax:** 940-365-7601 **Brk Lic:** 0449245

LO Addr: 806 S. Hwy 377 Aubrey, 76227
List Agt: [DUTCH WIEMEYER \(0453705\) 940-391-9092](#)
LA Email: info@texasliving.com
List Agt 2: [CHERYL WIEMEYER \(0453706\) 940-391-9090](#)
LA Website: www.texasliving.com
Off Web: www.kwaubrey.com
Pref Title Co: Secured Title of Texas

LO Email: Klrw87@kw.com
LA Cell: 940-391-9092 **LA Fax:**
LA Othr: **LA/LA2 Texting:** Yes/Yes
LA2 Email: cherylanddutch@texasliving.com
LO Sprvs: **Tori Wilson (0620330) 940-484-9411**
Location: 2805 N Dallas Pkwy, Plano 214-205-5513

Showing Information

Call: Showing Service **Appt:** (817) 858-0055 **Owner Name:** Shearer, Kemp
Keybox #: 999999 **Keybox Type:** See Remarks **Seller Type:** Standard/Individual
Show Instr: CAN GO AND SHOW, BUT LISTING AGENT TO MEET IF ACCESS ONTO THE PROPERTY IS NECESSARY. CONTACT SHOWINGTIME, NOT BROKER BAY, TO SCHEDULE AN APPOINTMENT WITH THE LISTING AGENT TO MEET. THERE ARE TWO DRIVEWAYS; ONLY USE THE ONE ON THE SOUTH SIDE. DO NOT ENTER THE PRIVATE DRIVEWAY ON THE NORTH SIDE.
Show Srvc: ShowingTime
Occupancy: Owner **Open House:**
Showing: Appointment Only
Consent for Visitors to Record:Video

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

Information Deemed Reliable, but not Guaranteed. Copyright: 2024 NTREIS.

AND DISTANCES FOR
EASEMENT IN THIS
LOCATION)

JAMES BOERNER AND
SHERRI BOERNER
ACCESS ESMT "C"
INST. NO. 2021-23544
O.R.G.C.T.

JAMES BOERNER AND
SHERRI BORNER
ACCESS ESMT "A"
INST. NO. 2021-23544
O.R.G.C.T.

CALLLED 2.553 ACRES
VOL. 2323, PG. 214
D.R.G.C.T.

JAMES FRANK BOERNER AND WIFE,
SHERRI DENISE BOERNER
TRACT TWO
CALLED 3.738 ACRES
INST. NO. 2020-18731
O.R.G.C.T.
VOL. 3655, PG. 331
O.R.G.C.T.

ACCESS EASEMENT
1,773 ACRES

(SEE DEED
AND DEED
EASEMENT
CO

875/493
2328/291

JAMES FRANK BOERNER
SHERRI DENISE B
TRACT TW
CALLED 3.738 A
INST. NO. 2020
O.R.G.C.T.
VOL. 3655, PG
O.R.G.C.T.

CHARLES F. BOERNER AND
WIFE, ROSE M. BOERNER
TRACT FOUR WEST
CALLED 54.839 ACRES
VOL. 2323, PG. 214
D.R.G.C.T.

JAMES BOERNER AND
SHERRI BOERNER
ACCESS ESMT "B"
INST. NO. 2021-23544
O.R.G.C.T.

21,744 ACRES CUTOUT

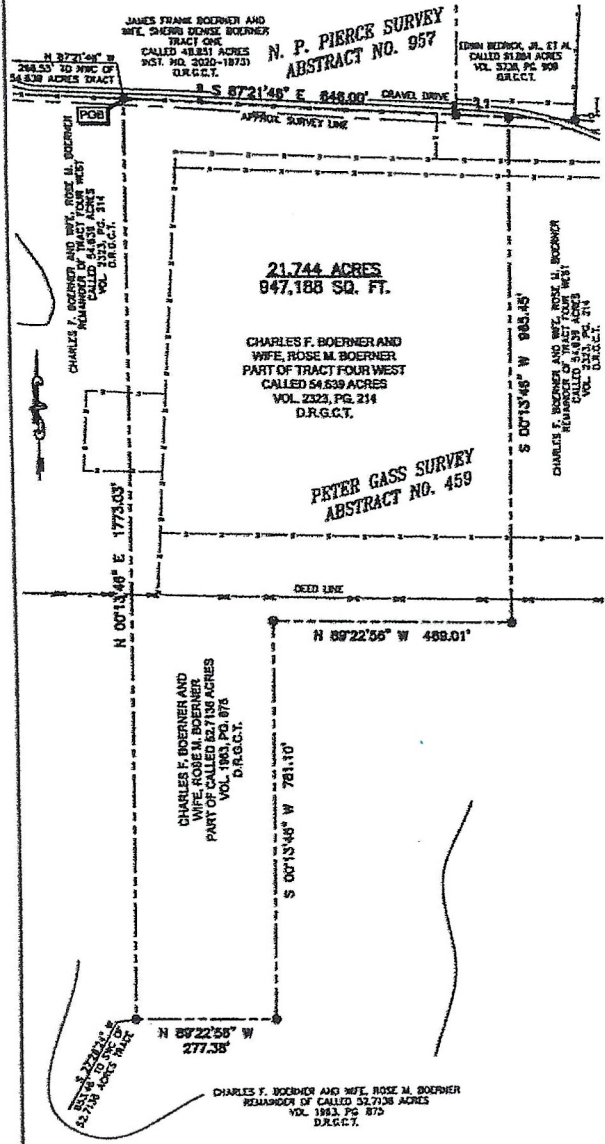
21,744 ACRES CUTOUT

21,744 ACRES CUTOUT

CHARLES F. BOERNER AND WIFE,
ROSE M. BOERNER
CALLED 52.7136 ACRES
VOL. 1963, PG. 875
D.R.G.C.T.

CHARLES F. BOERNER AND WIFE,
ROSEMARY BOERNER
CALLED 1.889 ACRES
VOL. 3454, PG. 898
D.R.G.C.T.

GRAYSON COUNTY, TEXAS



PROPERTY DESCRIPTION

Being a tract of land situated in the N. P. Pierce Survey, Abstract No. 957, and the Peter Gass Survey, Grayson County, Texas and being part of a certain 54,839 acres tract of land (Tract One) described in Deed to Charles F. Boerner and wife, Rose M. Boerner as recorded in Instrument No. 2323, Page 214, Deed Records, Grayson County, Texas, and part of a certain 52,713.36 acres tract of land described in Deed to Charles F. Boerner and wife, Rose M. Boerner as recorded in Volume 1983, Page 873, said Deed Records, and being more particularly described herein as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped 715, 31C (1 piece) set in the North line of said 54,839 acres tract and the South line of a certain 48,833 acres tract of land (Tract One) described in Deed to Charles F. Boerner and wife, Rose M. Boerner as recorded in Instrument No. 2323, Page 214, Deed Records, Grayson County, Texas for the Northwest corner of the herein described tract, from which a 1/2 inch iron rod found for the most Easterly Northwest corner of said 54,839 acres tract and the Southwest corner of said 48,833 acres tract bears North 87 degrees 21 minutes 48 seconds West, a distance of 298.33 feet;

THENCE South 87 degrees 21 minutes 48 seconds East, with the North line of said 54,839 acres tract and the South line of said 48,833 acres tract, a distance of 846.00 feet to a 1/2 inch iron rod found for the Southeast corner of said 48,833 acres tract and the Southwest corner of a certain 81,894 acres tract of land described in Deed to Edwin Beckick, J., Frances Beckick Brunschwiler, Philip John Beckick, Stephen Ray Beckick, Pamela Jean Beckick Mullins, and Thomas Joseph Beckick as recorded in Volume 5728, Page 808, said Official Records;

THENCE South 87 degrees 18 minutes 15 seconds East, with the North line of said 54,839 acres tract and the South line of said Beckick tract, a distance of 101.04 feet to a 5/8 inch iron rod set for the Northeast corner of the herein described tract;

THENCE South 00 degrees 13 minutes 48 seconds West, with the East line of the herein described tract, bearing said 54,839 acres tract, passing the South line of said 54,839 acres tract and the North line of said 52,713.36 acres tract, and continuing along said course, bearing said 52,713.36 acres tract, a distance of 983.45 feet to a 5/8 inch iron rod set for the most Westerly Southwest corner of the herein described tract;

THENCE North 89 degrees 22 minutes 58 seconds West, with the South line of the herein described tract, bearing said 52,713.36 acres tract, a distance of 488.01 feet to a 5/8 inch iron rod set for an interior corner of the herein described tract;

THENCE South 00 degrees 13 minutes 48 seconds West, with the East line of the herein described tract, bearing said 52,713.36 acres tract, a distance of 781.10 feet to a 5/8 inch iron rod set for the most Southerly Southwest corner of the herein described tract;

THENCE North 89 degrees 22 minutes 58 seconds West, with the South line of the herein described tract, bearing said 52,713.36 acres tract, a distance of 277.38 feet to a 5/8 inch iron rod set for the Southwest corner of the herein described tract, from which a 1/2 inch iron rod found for the Southwest corner of said 52,713.36 acres tract bears South 23 degrees 23 minutes 24 seconds West, a distance of 633.48 feet;

THENCE North 00 degrees 13 minutes 48 seconds East, with the West line of the herein described tract, bearing said 52,713.36 acres tract, passing the North line of said 52,713.36 acres tract and the South line of said 54,839 acres tract, and continuing along said course, bearing said 54,839 acres tract, a distance of 1,773.03 feet to the POINT OF BEGINNING and containing within the system and bounds herein recited, 21.744 acres of land, more or less.

FLOOD NOTE

THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE 2 AND DOES NOT APPEAR TO BE LOCATED IN A 100 YEAR FLOOD AREA AS PLOTTED ON DISTRICT PANEL 9 NUMBER 0475 F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING A REVISED EFFECTIVE DATE OF JANUARY 18, 2008.

GENERAL NOTES

1. ALL BEARINGS CONTAINED HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4203), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-DE-GRASSO SURVEY COMPLETED ON DECEMBER 7, 2021.
2. ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
3. THIS SURVEY MAY OR MAY NOT COMPLY WITH CITY AND/OR COUNTY PLATING REGULATIONS.

SURVEYOR'S CERTIFICATION

This is to certify that, under my personal supervision, a careful survey was made on the ground of the property shown herein. This survey was prepared without the benefit of a current GPS report. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plot herein is a careful representation of the subject property as determined by an on-the-ground survey, the facts and dimensions of said property being as indicated by the plot, the site, location and type of buildings and improvements being as shown, the improvements being within the boundary of said property, notional from property lines the distance indicated and that the distance from the nearest intersecting street or road being as shown on said plot. EXCEPT AS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS OR ENCROUSIONS APPARENT ON THE GROUND.

Joe C. Vaughn Jr.
 JOE C. VAUGHN JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5928
 JANUARY 12, 2021
 FIRM REGISTRATION NO. 10129300

LINE	BEARING	DISTANCE
L1	S 87°16'16" E	101.04'

- LEGEND**
- PROPERTY LINE
 - - - EASEMENT LINE
 - - - ALTERNATE PROPERTY LINE
 - - - CHAIN LINK FENCE
 - - - WOOD FENCE
 - - - BUNDLED WIRE FENCE
 - - - PIPE FENCE
 - - - QUERNEAD ERIE LINES
 - CAPPED IRON ROD SET MARKED "PLS 31C"
 - IRON ROD FOUND
 - ⊕ ELECTRIC METER
 - ⊙ WATER METER
 - CONCRETE

NOTE: LEGEND IS TYPICAL. NOT ALL ITEMS IN LEGEND APPEAR ON DRAWING.



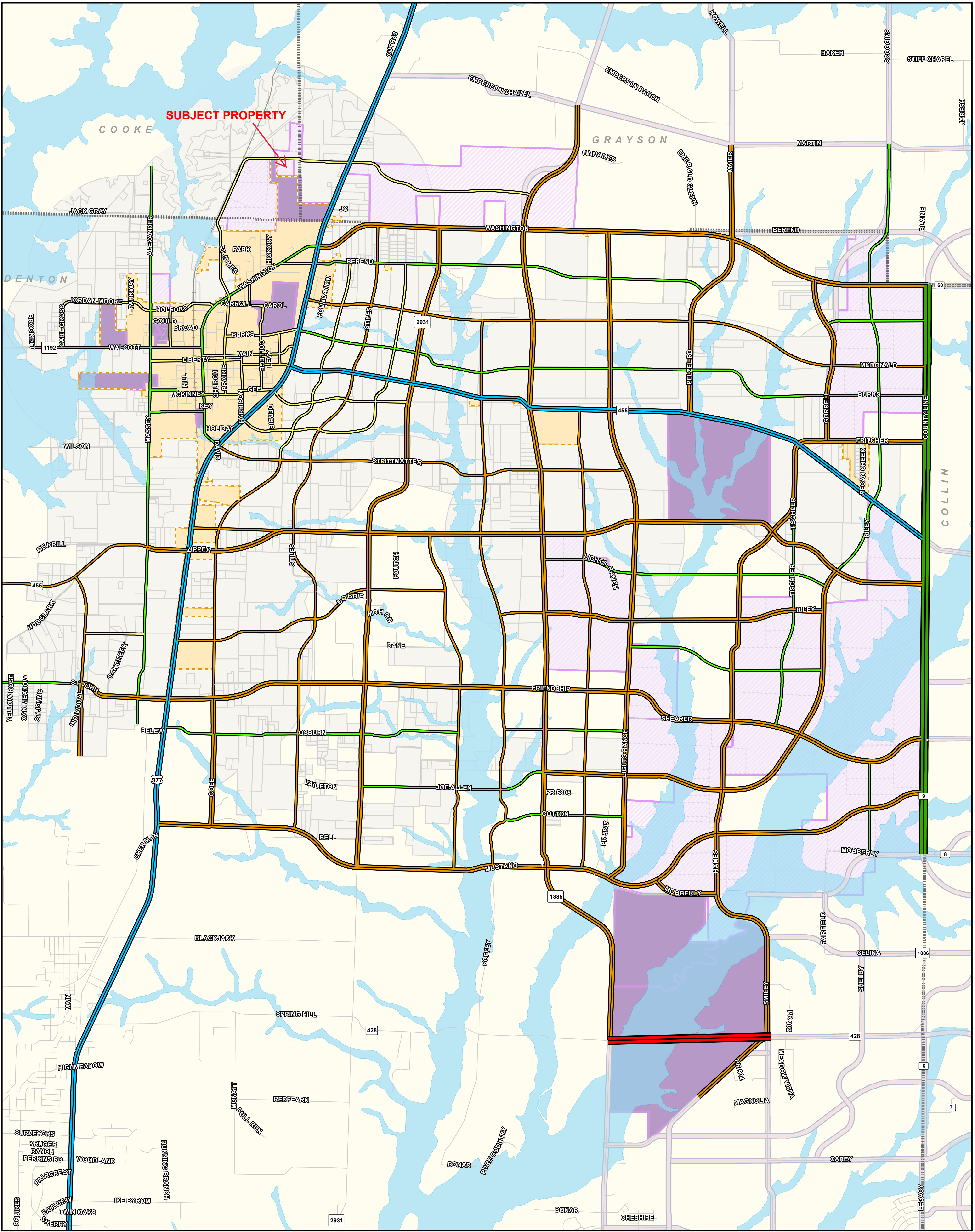
100 0 100 200
 GRAPHIC SCALE IN FEET
 PLEASE REFER TO BAR SCALE DRAWING MAY HAVE BEEN REDUCED OR ENLARGED

LAND TITLE SURVEY
 TBD U.S. HIGHWAY 377
 21.744 ACRES
 N. P. PIERCE SURVEY, A-957
 PETER GASS SURVEY, A-459
 GRAYSON COUNTY, TEXAS

PLS
 PPELLAKE LAND SERVICES, INC.
 12215 WOODSHAW LANE, SUITE 200 DENTON, TX 76205
 PHONE 817-388-1166 FAX 817-388-1155









DRAWN BY: CMH
 CHECKED BY: JCV
 DATE: 1/12/22
 SHEET: 1 OF 1
 SCALE: AS SHOWN

2:52(11)JCV/PLS/2022/01/12/22/11:17:37 - 21244 Acres.dwg, 1/12/2022 11:17:03 AM



Legend

Thoroughfare Classification

-  Freeway/Highway
-  Toll Road
-  Principal Arterial, 6 Lane Divided (120-140')
-  Major Arterial, 4 Lane Divided (100-110')
-  Minor Arterial, 4 Lane Undivided / 3 Lane (80')
-  Minor Arterial, 2 Lane (70')
-  Collector, 2 Lane (60')
-  Local
-  Neighboring MTP

-  Planned Development
-  Proposed Development
-  City Limits
-  ETJ
-  Counties
-  Floodplain



Kimley»Horn

Adopted: OCTOBER 27, 2022





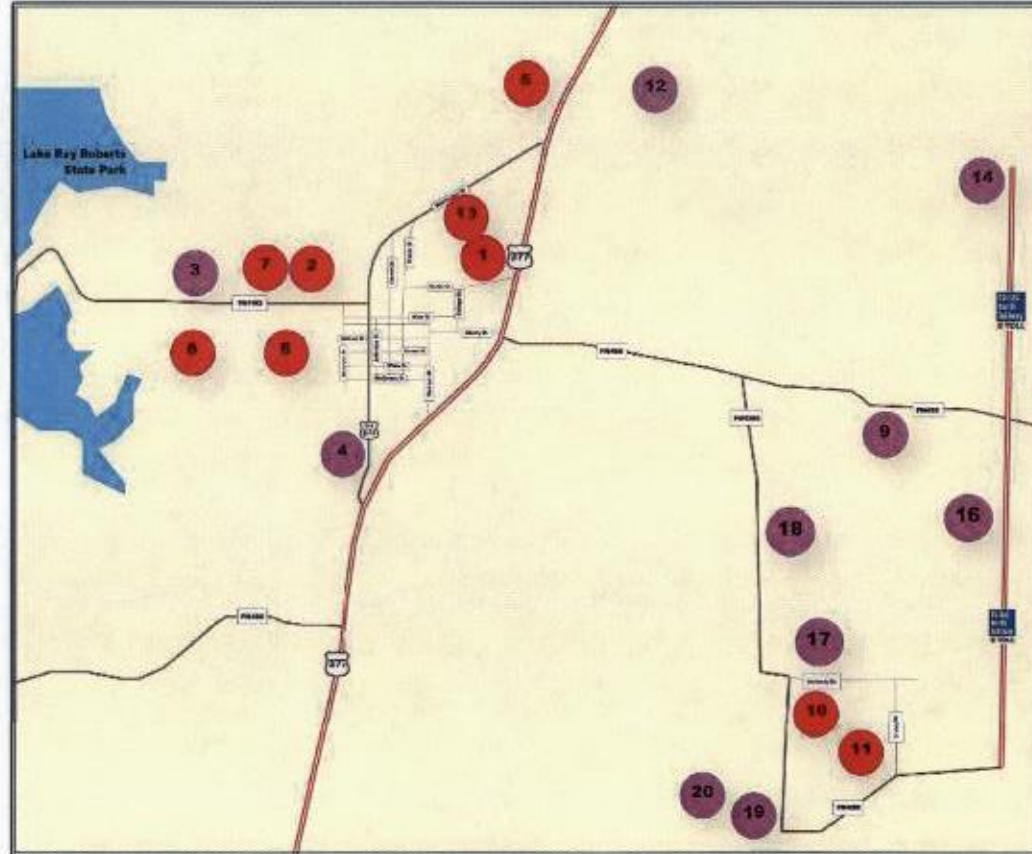
NEW HOUSING DEVELOPMENTS

NEARING COMPLETION

- 8 Lakeview Estates**
Location: Morrison St / Lakeview Circle
• 16 acres, 47 lots
- 2 Mustang Creek PD 002**
Location: Broad & Montague St
• 15 acres, 64 lots
- 1 Yarbrough Farms PD 001**
Location: Burks Rd & US 377
• 105 acres, 341 lots
• TIRZ

IN PLAT / PERMIT STAGE

- 11 Creekview Meadows PD 011**
Location: FM 426 & FM 1385
• 1,027 acres, 2,415 lots
• Annexed PID/TIRZ
- 10 Mobberly Farms PD 010**
Location: FM 1385 & Mobberly Rd
• 521 acres, 1,886 lots
• Annexed PID/TIRZ
- 7 Summit PD 007**
Location: Gould St & Summit Dr
• 8 acres, 37 lots
• Civil plan review
- 6 The Hills at Pilot Point PD 006**
Location: Massey Rd & Aubrey St
• 77 acres, 33 lots
• House construction
- 13 The Reserve at Pilot Point**
Location: Washington & Yarbrough St
• 28 acres, 91 lots
• Civil plan review
- 5 Windrose PD 005**
Location: US 377
• 113 acres, 377 lots
• Phase 1 137 lots—house construction
• Phase 2 start in 2023



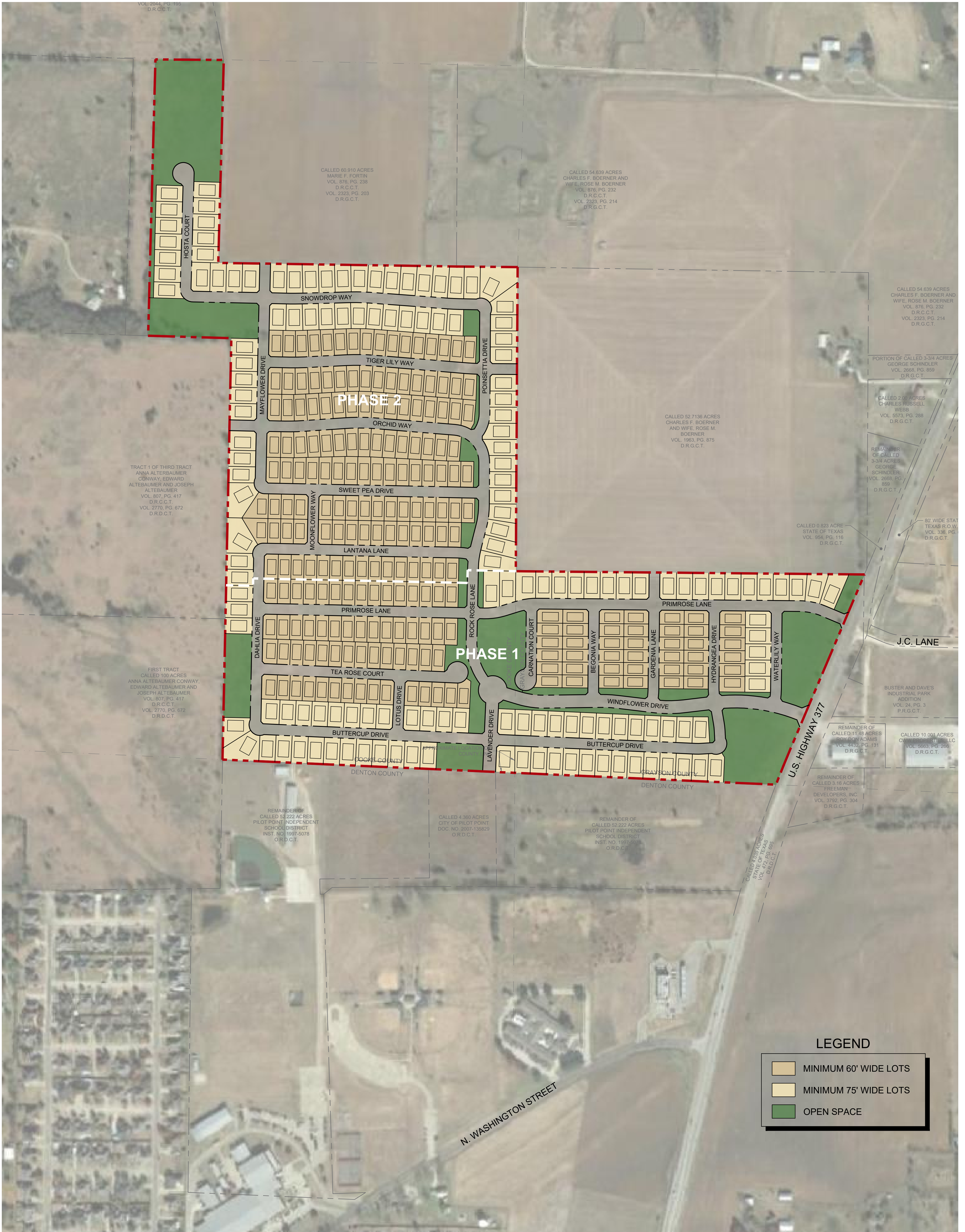
PROPOSED DEVELOPMENT

- 17 Bryson Ranch**
Location: Mobberly Road & Lights Ranch Road
• 1,047 acres,
• 3,173 SF & 1,089 MF lots
• MUD
- 18 Eland Farms**
Location: FM 1385 & Lights Ranch Road
• 969 plus 231 acres. Mixed Use
• MUD
• Not included in pop. proj.
- 14 Four Seasons**
Location: N Dallas Tollway & Berend Rd
• 1,115 acres, 4,000 comm. & residential lots
• MUD w/ potential annex. PID/TIRZ
• Not included in pop. proj.
- 3 Hat Creek Estates PD 003**
Location: Walcott St & FM 1192
• 56 acres, 192 lots
• On hold
- 9 Mustang/Shelby Ranch PD 009**
Location: Tischler Rd & FM 455
• 669 + 358 acres = 1027 ac.
• 2821 SF lots
• 2246 MF units
• MUD/TIRZ
- 12 Pecan Creek**
Location: US 377 & Berend Rd
• 926 acres, 4,060 SF lots
• MUD creation
- 4 Rodeo Crossing PD 004**
Location: S Washington St
• 14 acres,
• 83 townhouse lots
- 16 Talley Ranch**
Location: N Dallas Tollway & FM 455
• 3,545 plus 190 acres = 3,735 ac.
• MUD
• Not included in pop. proj.
- 19 1385 Multi-family**
Location: 135 / Mustang Rd
• 47.9 acres
• 24 DUA 1000 Units
- 20 Broken Rock Ranch**
Location: Mustang Rd
• 360 acres
• 216 —1 ac lots

PILOT POINT PROPER / NEW PILOT POINT POPULATION PROJECTION

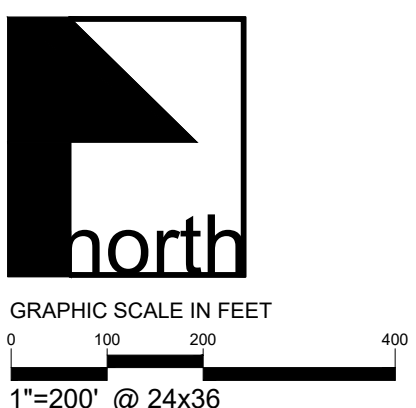
	End of year 2023	Active	Proposed	Total
Pilot Point	7,000	7,000	57,610	71,610

It is hard to predict what Pilot Point's ultimate population will be or when but counting active and proposed developments that are known, Pilot Point's population will be approximately 70,000. However, this will not be an ultimate population as there are thousands of acres in the ETJ whose final use is unknown.



LAND PLAN DATA

Gross Site Area	113.08 Ac.
Total Lots	377
60' Wide Lots (Min. 6,500 sq.ft.)	226
75' Wide Lots (Min. 8,000 sq.ft.)	151
Total Open Space	17.26 Ac.
Percent Open Space	15.26 %



Windrose
Pilot Point, Texas
January 2021

DWG NAME: K:\PRL_CIVIL\060517114 - WINDROSE - PILOT POINT 113\CAD\EXHIBITS\PLANS\HEETS\OPEN SPACE EXHIBIT.DWG
LAST SAVED: 1/11/2021 3:35 PM

LEGEND

- MINIMUM 60' WIDE LOTS
- MINIMUM 75' WIDE LOTS
- OPEN SPACE

Kimley»Horn
6160 Warren Parkway
Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

LAND USE SUMMARY:

	PRODUCT	ACRES	UNITS	UNITS/ACRE
	Single-Family (Parcels A-I)	+/- 668.6 ac.	+/- 3,100	4.6 net un/ac
	*Single-Family Rental	+/- 80.0 ac.	+/- 960	12 net un/ac
	Amenity Centers	+/- 5.0 ac.	-	-
	Elem. Schools	+/- 29.0 ac.	-	-
	Open Space/ Community Parks**	+/- 64.4 ac.	-	-
	Retail	+/- 17.0 ac.	-	-
	Thoroughfares	+/- 62.0 ac.	-	-
	Total	+/- 926 ac.	+/- 4,060	4.4 gross un/ac

PARCELS A-C SINGLE-FAMILY SUMMARY:

	PRODUCT	PARCEL A	PARCEL B	PARCEL C	TOTAL			
	60' x 120'	+/- 95	100%	+/- 16	3%	+/- 75	19%	+/- 186
	50' x 120'	-	-	+/- 226	52%	+/- 84	21%	+/- 310
	50' x 110' Alley-Load	-	-	+/- 77	18%	+/- 76	19%	+/- 153
	40' x 120'	-	-	+/- 59	14%	+/- 94	23%	+/- 153
	40' x 110' Alley-Load	-	-	+/- 58	13%	+/- 70	18%	+/- 128
	Total	+/- 95	100%	+/- 436	100%	+/- 399	100%	+/- 930

* Maximum of three (3) development pods with locations to be determined.
 ** Open Space includes: Community parks, detention, floodplain, landscape reserves, etc.
 - - - = Community Trail System

