

# 1011 Shadow Lakes Drive, Wills Point, Texas 75169

**MLS#:** 20306240 **\$ Active**  
**Property Type:** Land

[1011 Shadow Lakes Drive Wills Point, TX 75169-8857](#)  
**SubType:** Unimproved Land

**LP:** \$2,200,000  
**OLP:** \$220,000

**Recent:** 04/17/2023 : UP : \$220,000->\$2,200,000



**Subdivision:** Shadow Lakes Ph 1  
**County:** Kaufman  
**Country:** United States  
**Parcel ID:** 77603  
**Lot:** 35      **Block:** 10  
**Legal:** SHADOW LAKES PH 1, BLOCK 10, LOT 35  
**Unexempt Tx:** \$6,440

**Lst \$/Acre:** \$147,354.32

<b># Lots:</b> 1	<b>Lots Sold Sep:</b>	<b>Lots Sld Pkg:</b>
<b>Rd Front:</b>	<b>Frontg Ft:</b> 1,431	<b>Rd Asmt:</b>
<b>Land SqFt:</b> 650,351 <b>Acres:</b> 14.930		<b>\$/Lot SqFt:</b> \$3.38
<b>Lot Dimen:</b>		<b>Will Subdv:</b> No
		<b>Land Leased:</b> No

**HOA:** None

**HOA Co:**  
**General Information**

**Land Leased:** No  
**AG Exemption:** No

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

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

**School Information**

**School Dist:** Wills Point ISD  
**Elementary:**  
**Primary:** Willspoint  
**Intermediate:** Willspoint

**Middle:** Willspoint  
**Jr High:** Willspoint

**High:** Willspoint  
**Sr High:**

**Features**

<b>Lot Description:</b>	Acreage, Cleared, Corner Lot, Level, Other, Subdivision, Undivided
<b>Lot Size/Acres:</b>	10 to < 50 Acres
<b>Present Use:</b>	
<b>Proposed Use</b>	Agricultural, Commercial, Development, Highway/Tourist Service, Investment, Mini-Storage, Mixed Use, Multi-Family, Residential, Retail, Single Family, Subdevelopment, Unimproved, Vacant, See Remarks

**Restrictions:** No Known Restriction(s)

**Easements:** Other

**Documents:** Aerial Photo

**Zoning Info:** Residential Acreage, Commercial, I-20  
Frontage

**Type of Fence:**

**Development:** Streets Installed, Other  
**Street/Utilities:** All Weather Road

**Exterior Bldgs:**

**Road Front Desc:** Interstate

**Miscellaneous:**

**Road Surface:** Asphalt

**Road Frontage:**

**Crops/Grasses:**

**Special Notes:**

**Soil:** Unknown

**Prop Finance:** Aerial Photo

**Surface Rights:**

**Possession:**

**Waterfront:**

**Showing:**

**Vegetation:** Grassed

**Plat Wtrfn Bnd:**

**Horses:** Yes      **Dock Permitted:**

**Lake Pump:**

**Remarks**

**Public Driving Directions:** Wills Point is 45-minutes east of Dallas on I-20. Property has 1431 ft frontage along I-20 access road, just west of FM-2965. 14.93 acre adjacent to highly sought after Shadow Lakes community, perfectly suited for retail center, grocery store, restaurant, neighborhood services, residential, MF

**Private Rmks:** Wills Point is an east Dallas sub-market, 45-minutes east of Dallas in I-20. This commercial property has 1431 feet of frontage along Interstate 20 access road. Perfectly suited for retail, restaurant, neighborhood services, office, flex, retail, or residential. This 14.93 acre tract is perfectly perched on the access road, near a west bound on-ramp to I-20 heading into Dallas. The parcel is adjacent to the highly sought after Shadow Lakes community. Residents in this area enjoy this desirable location because of the wide open spaces and mature trees, oversized lots with acreage, and beautifully designed large custom homes, as well as high-ranking public school systems. Highly visible, excellent frontage, Affluent demographic central location between Dallas and Tyler. Strong East Dallas Submarket. Along major Interstate Highway. Desirable and growing community in need of retail center, grocery store, neighborhood services, retail, restaurants, medical, etc.

**IntraOffice Remarks:** Bring all offers. Contact Listing agent for additional details.

**Agent/Office Information**

**SUB:** 0 - %  
**BAC:** 3 - %

**CDOM:** 0  
**VAR:** No

**DOM:** 0

**LD:** 04/17/2023    **XD:** 04/17/2024

**List Type:** Exclusive Right To Sell

**List Off:** [Ebby Halliday, REALTORS](#) (EBBY26) 972-771-8163      **LO Fax:** 972-772-6127      **Brk Lic:** 0257740  
**LO Addr:** 2900 Ridge Road Rockwall, Texas 75032      **LO Email:**  
**List Agt:** [Kimberly Woodul](#) (0737201) 214-392-7303      **LA Cell:**      **LA Fax:**  
**LA Email:** [KimWoodul@Ebby.com](mailto:KimWoodul@Ebby.com)      **LA Othr:**      **LA/LA2 Texting:** Yes/No  
**LA Website:** [www.KimWoodulRealtor.com](http://www.KimWoodulRealtor.com)      **LO Sprvs:** [Sylvia Kidd](#) (0498057) 972-771-8163  
**Off Web:**

#### Showing Information

**Call:** Agent      **Appt:** 2143927303      **Owner Name:** See Listing Agent  
**Keybox #:** Vacant Land      **Keybox Type:** None      **Seller Type:** Standard/Individual  
**Show Instr:** Contact Listing Agent for all inquiries and showing instructions. 14.93 acres vacant land with frontage on I-20, just west of FM 2965. Additional 1.37 acre tract available in Shadow Lakes Estate community available for sale by same owner, not contiguous to this parcel.  
**Show Srvc:** None

Prepared By: Kimberly Woodul Ebby Halliday, REALTORS on 04/17/2023 22:42

#### Owner Information

Owner Name:	<b>Shadow Lakes Texas Partners</b>	Mailing Address:	<b>8145 S Vandriver Way</b>
Tax Billing City & State:	<b>Aurora Co</b>	Tax Billing Zip:	<b>80016</b>
Tax Billing Zip+4:	<b>7443</b>	Owner Occupied:	<b>A</b>

#### Location Information

Location City:	<b>Wills Point</b>	School District:	<b>Wills Point ISD</b>
School District Code:	<b>Wills Point ISD</b>	Subdivision:	<b>Shadow Lakes Ph 1</b>
MLS Area:	<b>35</b>	MLS Sub Area:	<b>1</b>
Census Tract:	<b>050602</b>	Carrier Route:	<b>R010</b>

#### Tax Information

Tax ID:	<b>77603</b>	Alternate Tax ID:	<b>00332500100035009900</b>
Parcel ID:	<b>77603</b>	Lot:	<b>35</b>
Block:	<b>10</b>		
Legal Description:	<b>SHADOW LAKES PH 1, BLOCK 10, LOT 35</b>		

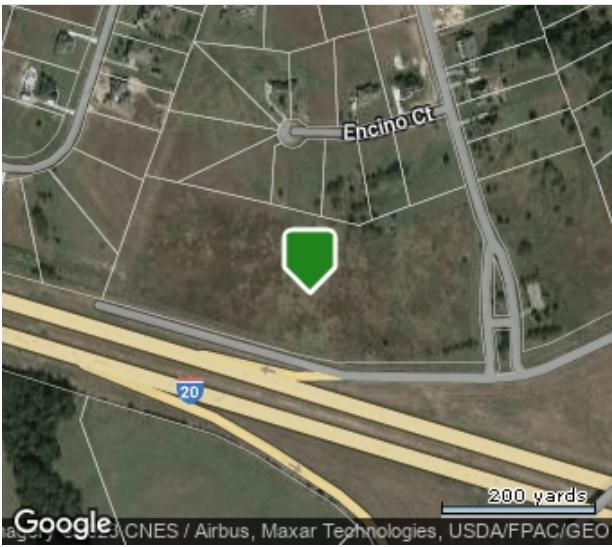
#### Assessment & Taxes

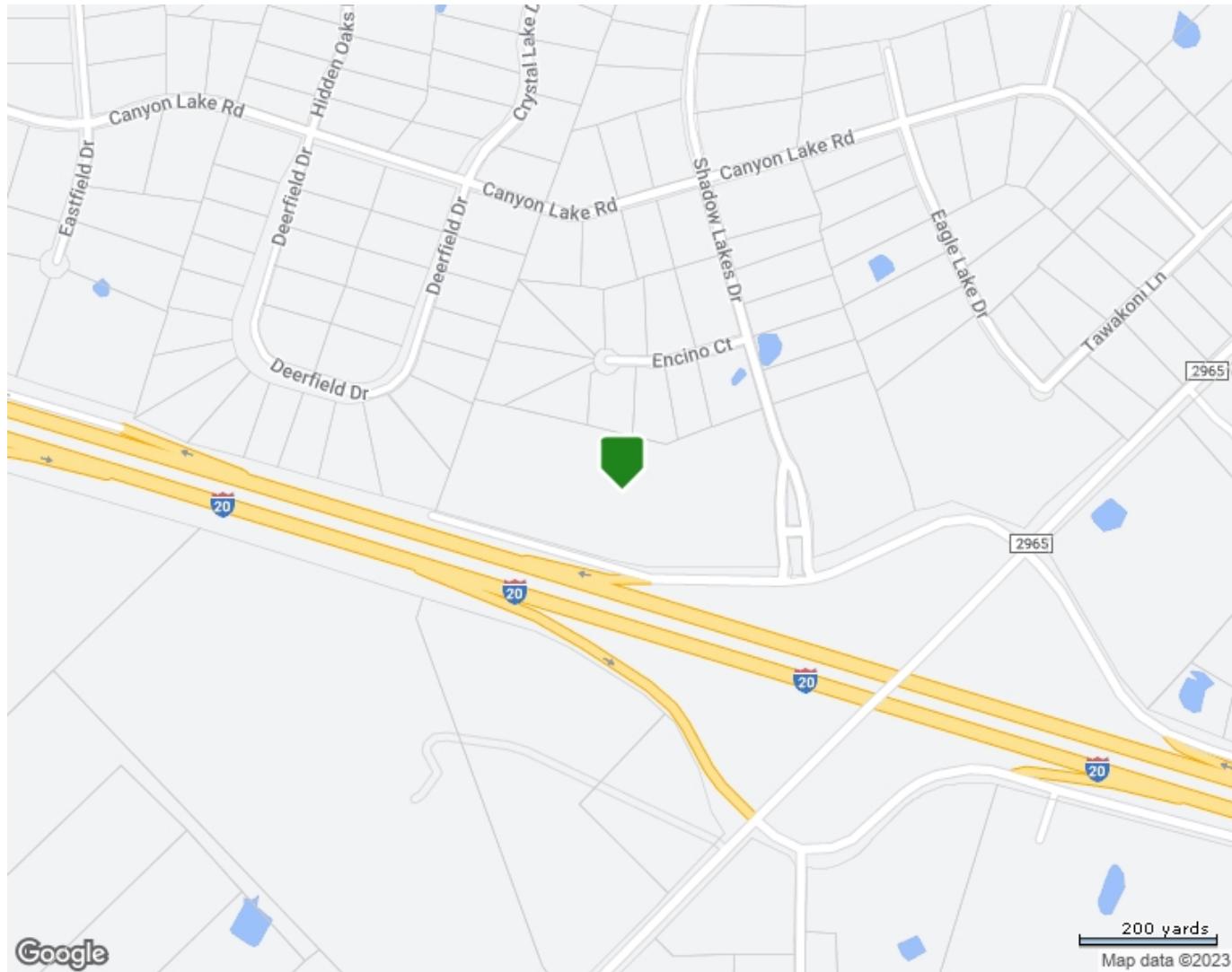
Assessment Year	<b>2022</b>	<b>2021</b>	<b>2020</b>
Assessed Value - Total	<b>\$447,900</b>	<b>\$447,900</b>	<b>\$447,900</b>
Assessed Value - Land	<b>\$447,900</b>	<b>\$447,900</b>	<b>\$447,900</b>
YOY Assessed Change (\$)	<b>\$</b>	<b>\$</b>	
YOY Assessed Change (%)	<b>0%</b>	<b>0%</b>	
Market Value - Total	<b>\$447,900</b>	<b>\$447,900</b>	<b>\$447,900</b>
Market Value - Land	<b>\$447,900</b>	<b>\$447,900</b>	<b>\$447,900</b>
Tax Year	<b>2022</b>	<b>2021</b>	<b>2020</b>
Total Tax	<b>\$6,440.18</b>	<b>\$6,683.15</b>	<b>\$6,984.36</b>
Change (\$)	<b>-\$243</b>	<b>-\$301</b>	
Change (%)	<b>-4%</b>	<b>-4%</b>	

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Terrell Emergency Svcs Dist 3	<b>Actual</b>	<b>\$448</b>	<b>.1</b>
Kaufman County	<b>Actual</b>	<b>\$1,549</b>	<b>.34585</b>
Wills Point ISD	<b>Actual</b>	<b>\$4,128</b>	<b>.9216</b>
Road & Bridge	<b>Actual</b>	<b>\$315</b>	<b>.07041</b>

#### Characteristics

Land Use - Corelogic:	<b>Residential Acreage</b>	Land Use - State:	<b>Rural Homesite &gt; 5 Acres</b>
Estimated Lot Acres:	<b>14.930</b>	Estimated Lot Sq Ft:	<b>650,351</b>
Garage Capacity:	<b>0</b>		





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