

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

Lake Name:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No

Lots: 1

Rd Front:

Lots Sold Sep:

Frontg Ft:

Lots Sld Pkg:

Rd Asmt:

Land SqFt: 650,351

Lot Dimen:

Acres: 14.930

\$/Lot SqFt: \$3.38

Will Subdv: No

Land Leased: 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

Lot Description: Acreage, Cleared, Corner Lot, Level, Other, Subdivision, Undivided

Lot Size/Acres: 10 to < 50 Acres

Present Use:

Proposed Use: 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

Exterior Bldgs:

Street/Utilities: All Weather Road

Road Front Desc: Interstate

Road Surface: Asphalt

Miscellaneous:

Crops/Grasses:

Road Frontage:

Soil: Unknown

Special Notes: Aerial Photo

Surface Rights:

Prop Finance:

Waterfront:

Possession: Closing/Funding

Vegetation: Grassed

Showing: Call Listing Agent

Horses: Yes

Dock Permitted:

Plat Wtrfn Bnd:

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 a 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 - %

List Type: Exclusive Right To Sell

CDOM: 0

VAR: No

DOM: 0

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

List Off: [Ebby Halliday, REALTORS](#) (EBBY26) 972-771-8163
LO Addr: 2900 Ridge Road Rockwall, Texas 75032
List Agt: [Kimberly Woodul](#) (0737201) 214-392-7303
LA Email: KimWoodul@Ebby.com
LA Website: www.KimWoodulRealtor.com
Off Web:

LO Fax: 972-772-6127 **Brk Lic:** 0257740
LO Email:
LA Cell: **LA Fax:**
LA Othr: **LA/LA2 Texting:** Yes/No
LO Sprvs: Sylvia Kidd (0498057) 972-771-8163

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

Location Information

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

Tax Information

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

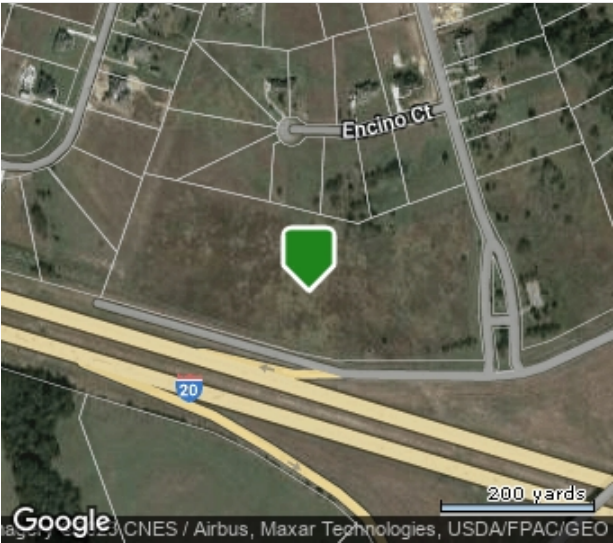
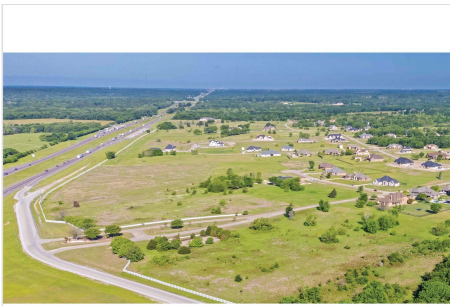
Assessment & Taxes

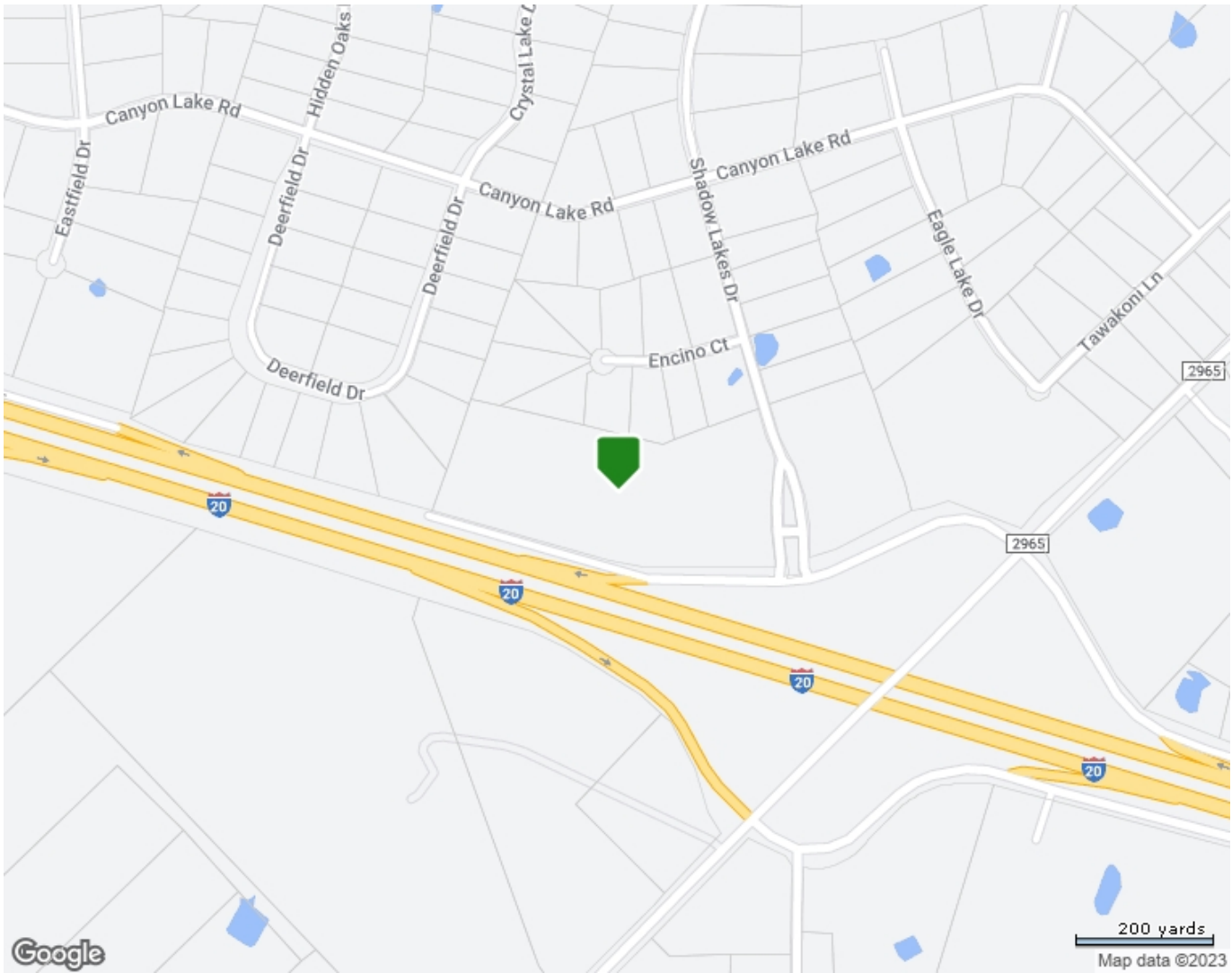
Assessment Year	2022	2021	2020
Assessed Value - Total	\$447,900	\$447,900	\$447,900
Assessed Value - Land	\$447,900	\$447,900	\$447,900
YOY Assessed Change (\$)	\$	\$	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$447,900	\$447,900	\$447,900
Market Value - Land	\$447,900	\$447,900	\$447,900
Tax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

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

Characteristics

Land Use - Corelogic: Residential Acreage **Land Use - State:** Rural Homesite > 5 Acres
Estimated Lot Acres: 14.930 **Estimated Lot Sq Ft:** 650,351
Garage Capacity: 0





Information Deemed Reliable, but not Guaranteed. Copyright: 2023 NTREIS.