

10 ACRES

Prime Investment
Opportunity



All information in this document is considered reliable, but not guaranteed. Please verify these property details with your agent.

# **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.

# **Property Details**



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### **Exterior**

**Property Type: Residential** 

**Lot Size Area: 10** 

**Restrictions: No Restrictions** 

Land Use: Residential/Ag

**Proposed Use:** 

Residential/investment/Development

Location: Between FM 1385 and FM 2931



#### **Utilities**

**Aerobic System** 

Co-Op Electric

**City Water** 

**Natural Gas** 

# Other Facts & Features



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**Listing Price: \$5,227,200** 

**Special Listing Conditions: Standard** 

**Directions: GPS Adress** 

**Current Use: Residential** 

**Zoning Details: Unzoned/Unrestricted** 

Listing Brokerage: Texas Homes and Land

### Legal & Financial

Parcel ID: R112225/R112226

**Seller Concession: Yes** 

Legal: A1329A I WALTERS, TR 38 & 39

### **Location**

**County: Denton** 

### Property Highlight

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12153 Mustang Road Pilot Point, TX 76258



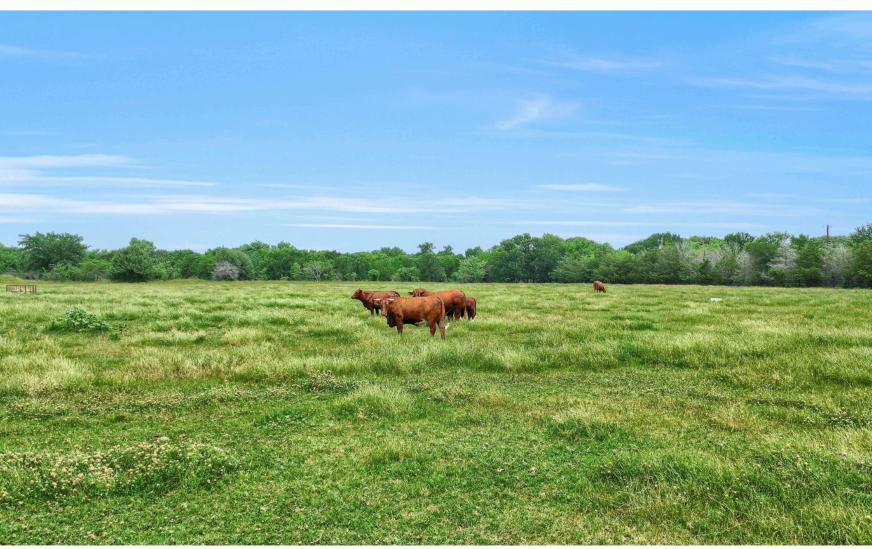
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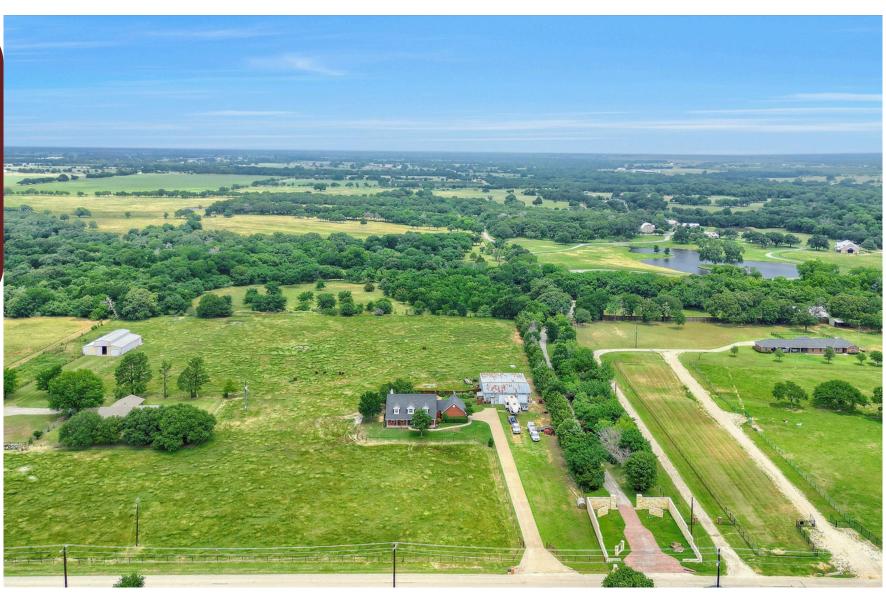


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