

4100 Dr. Griffin Road, Cross Roads, Texas 76227

MLS#: 21341739 **N** Active

[4100 Dr. Griffin Road Cross Roads, TX 76227](#)

LP: \$9,500,000

Property Type: Residential

SubType: Farm/Ranch



Also For Lease: N

Lst \$/SqFt: \$3,155.10

Subdivision: H White

County: Denton

Country: United States

Parcel ID: [775092](#)

Parcel ID 2: 52573,265729

Lot: - **Block:** -

Legal:

Unexmpt Tx:

Spcl Tax Auth: No

Lake Name:

Lse MLS#:

Plan Dvlpm:

MultiPrcl: Yes **MUD Dst:** No

PID:No

Beds: 3

Tot Bth: 4

Liv Area: 2

Fireplc: 1

Full Bath: 3

Din Area: 1

Pool: Yes

Half Bath: 1

Adult Community:

Smart Home App/Pwd: No

Hdcp Am: No

Horses?: Yes

Attached: No

Acres: 55.180

HOA Dues:

AccUnit SF: 1,500

Garage: Yes/2

Attch Gar: Yes

Carport: 0

Cov Prk: 2

Unit Type: Other

School Information

School Dist: Aubrey ISD

Elementary: HI Brockett

Middle: Aubrey

High: Aubrey

Rooms

<u>Room</u>	<u>Dimen / Lvl</u>	<u>Features</u>	<u>Room</u>	<u>Dimen / Lvl</u>	<u>Features</u>
Living Room	20 x 17 / 1	Ceiling Fan(s), Fireplace	Bonus Room	22 x 14 / 2	
Kitchen	18 x 14 / 1	Breakfast Bar, Built-in Cabinets, Kitchen Island, Natural Stone/Granite Type, Walk-in Pantry, Water Line to Refrigerator	Dining Room	14 x 8 / 1	
Office	13 x 12 / 1		Utility Room	11 x 7 / 1	Built-in Cabinets, Separate Utility Room, Sink in Utility
Bedroom-Primary	14 x 13 / 1	Ceiling Fan(s), Ensuite Bath	Bath-Primary	0 x 0 / 1	Built-in Cabinets, Dual Sinks, Ensuite Bath, Garden Tub, Granite/Granite Type Countertop, Separate Shower
Bedroom	12 x 12 / 1	Ceiling Fan(s), Ensuite Bath, Walk-in Closet(s)	Bedroom	12 x 12 / 1	Ceiling Fan(s), Ensuite Bath, Walk-in Closet(s)

General Information

Housing Type: Single Detached

Style of House: Traditional

Lot Size/Acres: 50 to =< 100 Acres

Alarm/Security: Burglar, Carbon Monoxide Detector(s), Fire Alarm, Security System Owned, Smoke Detector(s)

Soil: Sandy Loam

Heating: Electric, Zoned

Roof: Shingle

Windows: Electric Shades, Window Coverings

Construction:

Surface Rights: All

Road Surface: Asphalt

Foundation: Slab

Basement: No

Possession: 60-90 Days

Fireplace Type: Gas, Living Room

Flooring: Carpet, Luxury Vinyl Plank, Tile

Levels: 1.5

Type of Fence: Fenced, Metal, Partial, Pipe

Cooling: Ceiling Fan(s), Central Air, Electric, Zoned

Accessible Ft:

Cmplx Appv For:

Patio/Porch: Covered

Topography:

Road Frontage: City Street

Special Notes:

Listing Terms: Cash, Conventional, Federal Land Bank

Features

Appliances: Dishwasher, Electric Cooktop, Electric Oven, Gas Water Heater, Oven-Double, Tankless Water Heater, Vented Exhaust Fan

Laundry Feat: Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, Dryer Hookup, Washer Hookup

Interior Feat: Built-in Features, Cathedral Ceiling(s), Flat Screen Wiring, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

Exterior Feat: Covered Patio/Porch, Rain Gutters, Mosquito Mist System, Private Entrance, RV Hookup, Stable/Barn, Storage

Park/Garage: Epoxy Flooring, Garage Door Opener, Garage Faces Side, Gated

Pool Features: Gunite, Heated, In Ground, Pool/Spa Combo

Street/Utilities: Aerobic Septic, Asphalt, Co-op Electric, Co-op Water, Individual Water Meter, Propane

Lot Description: Acreage, Few Trees, Pasture, Sprinkler System, Tank/ Pond, Varied
Proposed Use: Equine
Present Use: Horses
Other Structures: Barn(s), Covered Arena, Grain Storage, RV/Boat Storage, Second Residence, Stable(s), Storage
Restrictions: No Known Restriction(s), No Mobile Home, Other
Easements: Utilities
Miscellaneous: Fenced for Horses, Hot Walker
Other Equipment:

Farm & Ranch Information

Ranch Name:	VanDorp	Pasture Acres:	Crop Retire Prog:	
# Residences:	2	Cultivate Acres:	Aerial Photo Avl:	
# Tank/Pond:	1	Bottom Lnd Acres:	AG Exemption:	Yes
# Barns:	2		Road Frontage:	Wells:

Barns Information

Stable(s) - Stalls/Size: 4/
Stable(s) - Stalls/Size: 12/
Stable(s) - Stalls/Size: 40/
Horse Amenities: Barn(s), Electric to Barn, Equestrian Center, Equipment Barn, Indoor Arena, Round Pens, Show Barn, Stable(s), Tack Room, Wash Rack, Water to Barn

Remarks

Property Description: Designed by accomplished horsemen, this exceptional equestrian ranch is offered in two purchase options: 27 acres featuring the main residence and complete horse facilities, or everything on 55 acres with a 2nd residence. Built in 2021 and exceptionally maintained, the residence and professionally designed horse facilities create a turnkey opportunity for dedicated equestrians seeking quality improvements that are ready to enjoy from day one. The 3011sf main residence with its separate gated entrance offers 3 bedrooms, 3.5 baths, office, bonus room, pool & spa. Exclusive to the 55-acre offering, the 2nd residence provides approximately 1,500sf with 3 bedrooms and 2 baths, making it ideal for guests, employees, or extended family. The centerpiece of the ranch is a 135' x 360' lighted covered arena featuring professional footing, wind screens, overhead fans, surround sound, a six-horse Eurociser, a 60-foot round pen, tie stalls, pipe stalls, and covered access to both barns. The main barn includes 40 stalls, automatic waterers, stall mats, a fly spray system, spray foam insulation, two tack rooms, an office, half bath, three wash racks, and covered access to the arena. The second barn offers 12 stalls, automatic waterers, stall mats, a fly spray system, tack room, wash rack, and direct arena access. A separate 60' x 60' storage building provides space for equipment, trailers, hay, bulk shavings, and supplies. Positioned on a hard corner with extensive frontage along New Hope and Dr. Griffin Roads, the property offers outstanding visibility and accessibility. Located within the city limits of Cross Roads, where no city property taxes are currently assessed, it combines modern improvements, extensive road frontage, and a strategic location near the DFW Metroplex. Whether operated as a premier training facility, private equestrian estate, boarding operation, or long-term investment, opportunities to acquire a ranch of this caliber have become increasingly rare.

Public Driving Directions: Enter on Dr Griffin Rd.

Agent/Office Information

Lst Ofc: KELLER WILLIAMS REALTY

Lst Agt: [DUTCH WIEMEYER](#)

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 07/25/2026 23:10

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