

# 16.72AC Joe Allen Road, Pilot Point, Texas 76258

**MLS#:** 21113583 \$ Active

[16.72AC Joe Allen Road Pilot Point, TX 76258](#)

**LP:** \$1,400,000

**Property Type:** Land

**SubType:** Unimproved Land



**Subdivision:** I Walters

**County:** Denton

**Country:** United States

**Parcel ID:** [R42985](#)

**Lot:** **Block:**

**Legal:** I Walters Survey, Abstraxct 1329, Old DCAD Sh 12

**Spcl Tax Auth:**

**Lst \$/Acre:** \$83,732.06

**Lake Name:**

**Plan Dvlpm:**

**MultiPrcl:** No **MUD Dst:** No

**PID:**No

**# Lots:** 1

**Lots Sold Sep:**

**Lots Sld Pkg:**

**Land SqFt:** 728,323

**Acres:** 16.720

**\$/Lot SqFt:** \$1.92

**Appraisr:**

**Subdivided:** No

**Lot Dimen:**

**Will Subdv:** No

**Land Leased:** No

**HOA:** None

**HOA Co:**

### General Information

**Crop Retire Prog:** No

**Land Leased:** No

**AG Exemption:** Yes

**# Lakes:**

**# Tanks/Ponds:** 1

**# Wells:**

**Pasture Acres:**

**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, Many Trees, Tank/ Pond, Varied

**Lot Size/Acres:** 10 to < 50 Acres

**Present Use:** Unimproved, Vacant

**Proposed Use:** Barndominium, Equine, Horses, Investment, Livestock, Manufactured Home, Pasture, Recreational, Residential, Single Family, Unimproved, Vacant

**Zoning Info:** County

**Development:** Unzoned

**Street/Utilities:** Asphalt, Co-op Water, Electricity Available, Outside City Limits, Overhead Utilities, Sewer Not Available, Unincorporated, No City Services

**Road Front Desc:** County Road

**Road Surface:** Asphalt

**Crops/Grasses:**

**Soil:** Sandy Loam

**Surface Rights:** All

**Waterfront:**

**Vegetation:** Partially Wooded

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

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

**Easements:** Electric

**Documents:**

**Type of Fence:**

**Exterior Bldgs:**

**Miscellaneous:**

**Road Frontage:**

**Special Notes:** Flood Plain

**Prop Finance:** Cash, Conventional, Federal Land Bank

**Possession:** Closing/Funding

**Showing:** Go (Appt Svc Only), Go Show-No Appt. Needed

**Plat Wtrfrn Bnd:**

**Lake Pump:**

### Remarks

**Property Description:** Ideally positioned for a variety of uses, this prime 16.72-acre tract offers exceptional versatility and potential. Set between two rapidly developing Farm-to-Market corridors, the property provides approximately 725 feet of paved road frontage and sits outside the Pilot Point ETJ with no deed restrictions, offering uncommon flexibility for future plans. It is well-suited for a single-family homesite, horse property, investment holding, potential subdividing, or a range of special-use purposes. Located approximately 9 miles north of Highway 380, the acreage fronts a paved county road between FM 1385 and FM 2931. Its scenic setting, featuring a balanced mix of wooded areas and open pasture, a pond, and desirable sandy loam soil, will appeal to those seeking a picturesque country homesite, builders looking for a reasonably sized tract in a high-growth area, and investors recognizing its proximity to two expanding Farm-to-Market corridors. The existing wildlife property tax exemption provides meaningful tax advantages, and the property offers access to Mustang Water and electricity at the road. A rare opportunity in a rapidly developing region, located directly across from the proposed 364-acre Maverick Farms Development.

**Public Driving Directions:** On the north side of Joe Allen Rd between Fm1385 and Fm2931

### Agent/Office Information

**Lst Ofc:** KELLER WILLIAMS REALTY

**Lst Agt:** [DUTCH WIEMEYER](#)

