

FOR SALE

16.7 Acres
\$1,400,000

Joe Allen Rd
Pilot Point, Texas



Well-positioned for a variety of uses, this prime 16.72 acres offers exceptional versatility and potential. Positioned between two rapidly developing Farm-to-Market corridors, the property features approximately 725 feet of paved road frontage and is located outside the Pilot Point ETJ with no deed restrictions, offering rare flexibility for future use. Ideal for a single-family homesite, horse property, investment holding, possible subdividing, or a variety of special-use purposes.

Located just 9 miles north of Highway 380, this unrestricted acreage sits on a paved county road between FM 1385 and FM 2931. Its scenic setting, with a balanced blend of wooded areas and open pasture, a pond, and desirable sandy loam soil, will appeal to buyers seeking a beautiful country homesite, builders searching for a reasonably sized tract in a high-growth area, and investors looking to capitalize on its proximity to two expanding FM corridors.

An existing wildlife property tax exemption provides valuable tax savings, and the property includes essential access to Mustang Water and electricity at the road.

A rare opportunity in a rapidly developing region, and across from the proposed 364-acre Maverick Farms Development.

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kw
KELLERWILLIAMS
REAL ESTATE

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: **PID:**No

Lst \$/Acre: \$83,732.06

Lake Name:

Plan Dvlpm:

MultiPrcl: No **MUD Dst:** No

# Lots:	1	Lots Sold Sep:	Lots Sld Pkg:
Land SqFt:	728,323	Acres:	16.720
Appraisr:		\$/Lot SqFt:	\$1.92
Lot Dimen:		Subdivided:	No
		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

Restrictions: No Known Restriction(s)
Easements: Electric
Documents:

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

Type of Fence:
Exterior Bldgs:

Road Front Desc: County Road
Road Surface: Asphalt

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:

Crops/Grasses:
Soil: Sandy Loam
Surface Rights: All
Waterfront:
Vegetation: Partially Wooded
Horses: Yes **Dock Permitted:**

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](#)

16.72AC Joe Allen Road, Pilot Point, Texas 76258
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Facing NE over Joe Allend Rd



Facing NW over Joe Allen Rd



facing south towards Joe Allen Rd



Pond



Front of property along Joe Allen



Front of property along Joe Allen

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Pasture and Trees.



Pond



Trails through Trees



Trails through Trees looking north



Trails through Trees looking north



Trails through Trees looking north

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Wooded Area



Wooded Area



Scenic Setting



Proximity between two major FM roads