

5.093 AC McCormick Road, Oak Point, Texas 75068

MLS#: 21123765 \$ Active

[5.093 AC McCormick Road Oak Point, TX 75068](#)

LP: \$825,000

Property Type: Land

SubType: Unimproved Land



Subdivision: Hunters Ridge
County: Denton
Country: United States
Parcel ID: [1079305](#)
Lot: **Block:**
Legal: Lot 2R-1-R2
Spcl Tax Auth: No

Lst \$/Acre: \$161,987.04

Lake Name:

Plan Dvlpm:

MultiPrcl: No **MUD Dst:** No

PID:No

Lots: 1
Rd Front: 344

Lots Sold Sep:
Frontg Ft: 344

Lots Sld Pkg:
Rd Asmt: No

Land SqFt: 221,851
Lot Dimen:

Acres: 5.093

\$/Lot SqFt: \$3.72

Will Subdv: No

Land Leased: No

HOA: None
HOA Dues:

HOA Co:
Phone:

Adult Community: No

General Information

Land Leased: No
AG Exemption: Yes

Tanks/Ponds:
Wells:

Cultivated Acres:
Bottom Land Ac:

School Information

School Dist: Denton ISD
Elementary: Cross Oaks

Middle: Rodriguez

High: Ray Braswell

Features

Lot Description: Acreage, Few Trees, Irregular Lot, Level, Pasture
Lot Size/Acres: 5 to < 10 Acres
Present Use: Grazing, Horses, Pasture
Proposed Use: Equine, Grazing, Horses, Investment, Single Family

Restrictions: Deed, No Mobile Home
Easements: Utilities
Documents: Plat Approved

Zoning Info: S-26
Development: City Limits, Plat Approved, Zoned

Type of Fence: Partial, Pipe, Wood
Exterior Bldgs:

Street/Utilities: Asphalt, Co-op Electric, Electricity Available, Overhead Utilities, Sewer Not Available, No Sewer, No Water

Road Front Desc: City Street

Miscellaneous:

Road Surface: Asphalt

Road Frontage: 344

Crops/Grasses:

Special Notes: Deed Restrictions

Soil: Sandy Loam

Prop Finance: Cash, Conventional

Surface Rights: All

Possession: Closing/Funding, Other

Waterfront:

Showing: Appointment Only, Occupied, Pet(s) on Premises, Showing Service, No Lock Box

Horses: Yes **Dock Permitted:**

Lake Pump:

Remarks

Property Description: This prime 5-acre tract in Oak Point, Texas, bordered on three sides by acreage properties and upscale custom homes, offers a unique opportunity to own land in one of the area's most sought-after communities. The land features a mixed blend of trees, open space, and desirable sandy loam soil, creating an ideal canvas for a future homesite, small-scale equestrian property, or investment. Deed restrictions help preserve the character and quality of the surrounding tracts, ensuring a consistent standard of neighboring properties. The entire tract is AG exempt, resulting in very low property taxes. Residents of Oak Point benefit from a full-time police and fire department and enjoy access to notable local amenities. Nearby polo clubs offer the opportunity to watch competitive matches, while the Dallas Corinthian Yacht Club provides a strong sailing community. Lake Lewisville is just minutes away, with several public boat launches available for convenient boating, fishing, and other water activities. The area's location offers strong practical advantages as well, with easy connectivity to US-380, the Dallas North Tollway, and I-35, providing convenient access to Denton, Frisco, Prosper, and the broader North Dallas region. Major hospitals, the University of North Texas, Texas Woman's University, and key business corridors are all within a convenient distance, and both DFW International Airport and Dallas Love Field are readily accessible.

Public Driving Directions: On McCormick Rd across from Winchester Rd

Agent/Office Information

Lst Ofc: KELLER WILLIAMS REALTY

Lst Agt: [DUTCH WIEMEYER](#)

