

5.093 AC McCormick Road, Oak Point, Texas 75068

MLS#: 21123765 \$ Active
Property Type: Land

[5.093 AC McCormick Road Oak Point, TX 75068](#)
SubType: Unimproved Land

LP: \$795,000



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

Lst \$/Acre: \$156,096.60

Lake Name:

Plan Dvlpm:

MultiPrcl: No **MUD Dst:** No

PID:No

# Lots: 1	Lots Sold Sep:	Lots Sld Pkg:
Rd Front: 344	Frontg Ft: 344	Rd Asmt: No
Land SqFt: 221,851	Acres: 5.093	\$/Lot SqFt: \$3.58
Lot Dimen:		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	Restrictions: Deed, No Mobile Home
Lot Size/Acres: 5 to < 10 Acres	Easements: Utilities
Present Use: Grazing, Horses, Pasture	Documents: Plat Approved
Proposed Use: Equine, Grazing, Horses, Investment, Single Family	Type of Fence: Partial, Pipe, Wood
Zoning Info: S-26	Exterior Bldgs:
Development: City Limits, Plat Approved, Zoned	Miscellaneous:
Street/Utilities: Asphalt, Co-op Electric, Electricity Available, Overhead Utilities, Sewer Not Available, No Sewer, No Water	Road Frontage: 344
Road Front Desc: City Street	Special Notes: Deed Restrictions
Road Surface: Asphalt	Prop Finance: Cash, Conventional
Crops/Grasses:	Possession: Closing/Funding, Other
Soil: Sandy Loam	Showing: Appointment Only, Occupied, Pet(s) on Premises, Showing Service, No Lock Box
Surface Rights: All	
Waterfront:	
Horses: Yes	Lake Pump:
Dock Permitted:	

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](#)

