

# 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:** \$600,000



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

**Lst \$/Acre:** \$117,808.76

**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:** \$2.70

**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](#)