

# FOR SALE

3 Bedroom Home on 1.7 Acres  
Listed for \$485,000

2590 W Blackjack Rd  
Aubrey, Texas



Located along the sought-after West Blackjack Road corridor, this approximately 1.7-acre property offers the rare combination of a usable yard, no deed restrictions, and convenient access to Aubrey, Pilot Point, Denton, and Lake Ray Roberts.

The single-story home, built in 2001, offers 3 bedrooms and 2 baths with approximately 1,800 square feet of living space, an attached garage, a welcoming front porch, and a covered back patio with a fenced backyard. The home features a functional layout with an open living area, a fireplace, a comfortable kitchen and dining space, three bedrooms with a split layout, and 2.5 baths.

The land is primarily open with some trees, creating flexibility for future shop space, small livestock, garden use, or simply enjoying all that acreage living provides. An older shallow well remains on the property that was previously used for garden watering.

With no HOA, no deed restrictions, and paved county road frontage, the property supports a wide range of rural residential uses.

The location is particularly attractive due to its proximity to FM 428, US-377, and Aubrey ISD schools, and to recreational options of Lake Ray Roberts, while still maintaining the rural character that defines Blackjack Road.

The property is currently leased to tenants who have expressed interest in continuing to lease, creating flexibility for a buyer seeking an immediate income-producing arrangement.

 **Dutch and Cheryl Wiemeyer**  
REALTORS®  
Direct/Text (940) 391-9092 | [info@texasliving.com](mailto:info@texasliving.com)  
[www.texasliving.com](http://www.texasliving.com) 

# 2590 W Blackjack Road, Aubrey, Texas 76227

**MLS#:** 21174286 **N Active**

[2590 W Blackjack Road Aubrey, TX 76227-3445](#)

**LP:** \$485,000

**Property Type:** Residential

**SubType:** Single Family



**Also For Lease:** N  
**Subdivision:** M Mcbride  
**County:** Denton  
**Country:** United States  
**Parcel ID:** [R98145](#)  
**Lot:** **Block:**  
**Legal:** A0804A M. MCBRIDE, TR 30, 2. ACRES, OLD DCAD  
**Unexmpt Tx:** \$5,684  
**Lst \$/SqFt:** \$266.04  
**Lake Name:**  
**Lse MLS#:**  
**Plan Dvlpm:**  
**MultiPrcl:** No **MUD Dst:** No  
**PID:**No

**Beds:** 3 **Tot Bth:** 3 **Liv Area:** 1  
**Fireplc:** 1 **Full Bath:** 2 **Din Area:** 1 **Pool:** No  
**Half Bath:** 1 **Adult Community:**  
**Smart Home App/Pwd:** No

**SqFt:** 1,823/Appraiser  
**Yr Built:** 2001/Assessor/Preowned  
**Lot Dimen:**  
**Subdivide?:** No  
**HOA:** None  
**Access Unit:** No

**Hdcp Am:** No  
**Horses?:**  
**Attached:** No  
**Acres:** 1.700  
**HOA Dues:**  
**AccUnit SF:**  
**Garage:** Yes/2  
**Attch Gar:** Yes  
**# Carport:** 0  
**Cov Prk:** 2  
**Unit Type:**

### School Information

**School Dist:** Aubrey ISD  
**Elementary:** HI Brockett **Middle:** Aubrey **High:** Aubrey

### Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Living Room	22 x 17 / 1	Ceiling Fan(s), Fireplace	Kitchen	14 x 11 / 1	Breakfast Bar, Built-in Cabinets, Granite/Granite Type Countertop, Water Line to Refrigerator
Dining Room	11 x 10 / 1		Bedroom-Primary	18 x 14 / 1	Ceiling Fan(s), Ensuite Bath
Bath-Primary	0 x 0 / 1	Built-in Cabinets, Ensuite Bath, Jetted Tub, Separate Shower	Bedroom	13 x 11 / 1	Ceiling Fan(s)
Bedroom	13 x 11 / 1	Ceiling Fan(s)	Bath-Full	0 x 0 / 1	Built-in Cabinets
Utility Room	7 x 7 / 1	Built-in Cabinets, Separate Utility Room, Sink in Utility	Bath-Half	0 x 0 / 1	

### General Information

**Housing Type:** Single Detached  
**Style of House:** Ranch  
**Lot Size/Acres:** 1 to < 3 Acres  
**Alarm/Security:** Smoke Detector(s), Other  
**Soil:**  
**Heating:** Propane  
**Roof:** Shingle  
**Windows:** Window Coverings  
**Construction:** Brick  
**Foundation:** Slab  
**Basement:** No  
**Possession:** Other  
**Fireplace Type:** Brick, Gas Starter, Propane, Wood Burning  
**Flooring:** Laminate, Tile  
**Levels:** 1  
**Type of Fence:** Back Yard, Wood  
**Cooling:** Ceiling Fan(s), Central Air, Electric  
**Accessible Ft:**  
**Cmplx Appv For:**  
**Patio/Porch:** Covered, Front Porch, Patio  
**Special Notes:**  
**Listing Terms:** Cash, Conventional

### Features

**Appliances:** Dishwasher, Disposal, Electric Range, Microwave  
**Laundry Feat:** Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, Dryer Hookup, Washer Hookup  
**Interior Feat:** Cathedral Ceiling(s), Granite Counters, High Speed Internet Available, Open Floorplan, Walk-In Closet(s)  
**Exterior Feat:** Covered Patio/Porch  
**Park/Garage:** Garage, Garage Door Opener, Garage Single Door  
**Street/Utilities:** Aerobic Septic, Asphalt, Co-op Electric, Co-op Water, Individual Water Meter, Outside City Limits, Propane, Unincorporated, Well, No City Services  
**Lot Description:** Corner Lot, Few Trees  
**Other Structures:** Storage  
**Restrictions:** No Known Restriction(s)  
**Easements:** Utilities  
**Other Equipment:**

### Remarks

**Property Description:**

Located along the sought-after West Blackjack Road corridor, this approximately 1.7-acre property offers the rare combination of usable yard, no deed restrictions, and convenient access to Aubrey, Pilot Point, Denton, and Lake Ray Roberts. The single-story home, built in 2001, offers 3 bedrooms and 2 baths with approximately 1,800 square feet of living space, an attached garage, a welcoming front porch, and a covered back patio with a fenced backyard. The home features a functional layout with an open living area, fireplace, comfortable kitchen and dining space, three bedrooms with a split arrangement, and 2.5 baths. The land is primarily open with some trees, creating flexibility for future shop space, small livestock, garden use, or simply enjoying all that acreage living provides. An older shallow well remains on the property that was previously used for garden watering. With no HOA, no deed restrictions, and paved county road frontage, the property supports a wide range of rural residential uses. The location is particularly attractive due to its proximity to FM 428, US-377, Aubrey ISD schools, and quick access to Lake Ray Roberts, while still maintaining the rural character that defines Blackjack Road. The property is currently leased to tenants who have expressed an interest in continuing to lease, creating flexibility for a buyer seeking an immediate income-producing arrangement.

**Public Driving Directions:**

Fm428 between Denton and Aubrey. North onto Blackjack Rd W. At the northeast corner of Blackjack and Indian Hills Rd.

**Agent/Office Information**

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**Lst Ofc:** KELLER WILLIAMS REALTY

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

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Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 02/09/2026 11:40

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2590 W Blackjack Road, Aubrey, Texas 76227

**Listing ID:** 21174286



FRONT OF HOME...Wonderful Custom Country Home W/Cvrd Front And Back Porches



FRONT OF PROPERTY...Plenty Of Room To Play On This Approx 1.7 Acre Lot



FRONT OF PROPERTY...Aerial View



FRONT OF HOME...Close View



FENCED BACK YARD



BACK OF HOME...Elevated View

2590 W Blackjack Road, Aubrey, Texas 76227  
**Listing ID:** 21174286



FRONT OF PROPERTY...Aerial View



FRONT OF PROPERTY...Aerial View



FRONT OF PROPERTY...Aerial View



BACK OF PROPERTY...Aerial View



OVERHEAD AERIAL...Property Outlines Are Approximate



LIVING ROOM...Stone WB Fireplace W/Gas Starter, Laminate Floor, Vaulted Beamed Ceiling

2590 W Blackjack Road, Aubrey, Texas 76227  
**Listing ID:** 21174286



LIVING ROOM...Foyer And Kitchen View



LIVING ROOM...Extra View



LIVING ROOM...Extra View, French Doors To Back  
Patio And Yard



KITCHEN AND DINETTE



KITCHEN...Tile Floor, Granite C-Tops, Breakfast Bar



KITCHEN...Extra View

2590 W Blackjack Road, Aubrey, Texas 76227  
**Listing ID:** 21174286



DINETTE...Tile Floor, Bay Window, Open To Kitchen And Living Room



PRIMARY BEDROOM...Laminate Floor, Trayed Ceiling, 2-Inch Blinds



PRIMARY BATH...Tile Floor, Single Vanity W/Dressing Table, Large Tub, Tile Shower



PRIMARY BATH...2 Walk-In Closets



PRIMARY BATH...Extra View, Linen Cabinet



GUEST BATH...Tile Floor, Tub/Shower Combo, Linen Cabinet

2590 W Blackjack Road, Aubrey, Texas 76227  
**Listing ID:** 21174286



BEDROOM 2...Laminate Wood Floor, 2-In Blinds, Trayed Ceiling, Closet



BEDROOM 3...Laminate Wood Floor, 2-In Blinds, Trayed Ceiling, Closet

EXHIBIT A

VOL. 1239 PAGE 140  
6.50 ACRES

VOL. 1349 PAGE 347  
3.00 ACRES

C.F. # 96-068244  
1.0344 ACRES

VOL. 4578 PAGE 476  
4.476 ACRES

A revised description will be provided by a new survey

DESCRIPTION  
3150 Tower Ridge Road  
2.32 ACRES

Field Notes to that certain tract of land situated in the M. McBride Survey, Abstract Number 804, Denton County, Texas, and being all of the called 2.00 acre tract of land described in a deed from Odell H. Brackett and wife, Janet L. Reynolds Brackett to Holly Brackett Brown and husband David Brown recorded in Volume 4829, Page 808, Real Property Records of Denton County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2" iron rod found for the Southeast corner of said 2.00 acre tract, also being the Southeast corner of said M. McBride Survey, in Blackjack Road;

THENCE North 86 Degrees 46 Minutes 44 Seconds West along said road and the South line of the above mentioned tract, a distance of 234.80 feet to a 1/2" iron rod found for the Southwest corner of the herein described tract;

THENCE North 01 Degrees 35 Minutes 41 Seconds East with the West line of said 2.00 acre tract, passing at a distance of 349.90 feet a 1/2" iron rod found, and continuing on said course for a total distance of 371.01 feet to a 1/2" iron rod found for the Northwest corner of said 2.00 acre tract;

THENCE South 86 Degrees 35 Minutes 01 Seconds East with the North line thereof a distance of 234.44 feet to a 1/2" iron rod found at the Northeast corner of said 2.00 acre tract;

THENCE South 01 Degrees 32 Minutes 10 Seconds West with the East line thereof a distance of 370.22 feet to the PLACE OF BEGINNING and containing 2.00 acres of land more or less.

This Survey sketch represents the results of an on-the-ground survey made under my direction and supervision on 01-28-02. There are no visible or apparent intrusion, protrusions or easements except as shown hereon.

*J.E. Thompson* 11-05-2002  
J.E. THOMPSON R.P.L.S. No 5479 Date

FLOOD STATEMENT: I have examined the F.E.M.A. Flood Insurance Rate Map for Denton County, Texas, Community Number 480774, effective date 4-2-97 and that map indicates that this property is within Non-shaded Zone X defined as Areas outside 500-year flood as shown on Panel 0235 E of said map.

NOTE: Only the following easements supplied to me have been reviewed and addressed as follows; Volume 581, Page 494, to Black Rock Water Supply Corp., does affect as shown and by rights of Ingress-Egress.



*Holly Dai Brown*  
*Brackett Brown*

61# 221337

M. MCBRIDE SURVEY, ABST. 804

G. LANE SURVEY, ABST. 734

GRAVEL ROAD  
(N 01°35'41"E) 371.01'

S 01°32'10"W 370.22'

BLACKJACK ROAD  
20' Asphalt  
N 86°46'44"W 234.80'

The north property line will be moved south by 55-feet

Acreage amount will be revised upon completion of a new survey

This survey does not show improvements, such as fencing and the loafing shed, that were added after this survey was done.

Black Rock Water Supply Easement in this area per Volume 581, Page 494, D.R./D.C.T. as centered on pipe.

- LEGEND
- FF = FINISHED FLOOR
  - NG = NATURAL GROUND
  - BER = BURIED ELECTRICAL RISER
  - IRF = IRON ROD FOUND
  - PRO/CAF = IRON ROD SET W/CAF
  - FCP = FENCE CORNER POST
  - P.L. = PROPERTY LINE
  - B.L. = BUILDING LINE
  - U.E. = UTILITY EASEMENT
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - COM. ESAT. = COMMUNICATION EASEMENT
  - WM = WATER METER
  - EM = ELECTRIC RISER
  - TRANS = ELECTRIC TRANSFORMER
  - PP = POWER POLE
  - LP = LIGHT POLE
  - R.O.W. = RIGHT OF WAY
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCING
  - S = SURVEY LINE
  - OHU--- = OVER-HEAD UTILITY
  - C/T--- = CABLE TV LINE
  - E--- = ELECTRIC LINE
  - T--- = TELEPHONE LINE
  - W--- = WIRE FENCE
  - M--- = WOOD FENCE
  - P&C--- = PIPE & CABLE CALL
  - C--- = CHANGING FENCE
  - P&C--- = PLAT OR DEED CALL
  - CM = CONTROLLING MONUMENT
  - B = BEARING BASIS



P.O. BOX 507 KRUM, TX 76249 (940)482-6723	REV 1: 11-04-02 Driveway/Conc.
JOB NUMBER: 020084	
DRAWN BY: K.M./DKP	
CHECKED BY: J.E.T.	
DATE: 1/28/02	
R.P.L.S.	
J.E. THOMPSON	