

# 10399 Zipper Road, Pilot Point, Texas 76258

**MLS#:** 21194233 **N** Active  
**Property Type:** Land

[10399 Zipper Road Pilot Point, TX 76258-6350](#)

**LP:** \$1,995,000

**SubType:** Improved Land



**Subdivision:** J L Bennett  
**County:** Denton  
**Country:** United States  
**Parcel ID:** [R959790](#)  
**Lot:** **Block:**  
**Legal:** A0129A J. BENNETT, TR 13(B), 25.931 ACRES  
**Unexempt Tx:** \$228  
**Spcl Tax Auth:**

**Lst \$/Acre:** \$76,934.94

**Lake Name:**

**Plan Dvlpm:**

**MultiPrcl:** No **MUD Dst:** No

**PID:**No

<b>Rd Front:</b>	<b>Frontg Ft:</b>	0	<b>Rd Asmt:</b>	No
<b>Land SqFt:</b>	1,129,554	<b>Acres:</b>	25.931	<b>\$/Lot SqFt:</b>
<b>Appraiser:</b>		<b>Subdivided:</b>	No	
<b>Lot Dimen:</b>		<b>Will Subdv:</b>	No	
		<b>Land Leased:</b>	No	

**HOA:** None

**HOA Co:**  
**General Information**

**Land Leased:** No  
**AG Exemption:** Yes

**# Tanks/Ponds:** 0  
**# Wells:** 0

**Cultivated Acres:**  
**Bottom Land Ac:**

**School Information**

**School Dist:** Pilot Point ISD  
**Elementary:** Pilot Point

**Middle:** Pilot Point

**High:** Pilot Point

**Features**

**Lot Description:** Acreage, Agricultural, Few Trees, Pasture, Varied  
**Lot Size/Acres:** 10 to < 50 Acres  
**Present Use:** Agricultural, Horses  
**Proposed Use:** Agricultural, Cattle, Equine, Grazing, Horses, Investment, Pasture, Recreational, Residential, Single Family

**Restrictions:** Deed  
**Easements:** Access, Pipeline  
**Documents:** Survey

**Zoning Info:** Pilot Point ETJ

**Type of Fence:** Cross Fenced, Perimeter, Pipe

**Development:** Unzoned

**Exterior Bldgs:** Shed(s)

**Street/Utilities:** Dirt, Electricity Available, Gravel/Rock, Outside City Limits, Overhead Utilities, No City Services, No Sewer, No Water

**Road Front Desc:** Easement

**Miscellaneous:**

**Crops/Grasses:**

**Special Notes:** Survey Available

**Soil:** Sandy Loam

**Prop Finance:** Cash, Conventional, Federal Land Bank

**Surface Rights:**

**Possession:** Closing/Funding

**Waterfront:**

**Showing:** Showing Service

**Horses:** Yes **Dock Permitted:**

**Lake Pump:**

**Remarks**

**Property Description:** This 25.9-acre tract offers a well-positioned opportunity in the path of continued growth just east of Highway 377, south of Pilot Point. The property balances current usability with long-term potential, making it an attractive option for buyers seeking both immediate use and future upside. The scenic acreage features gently rolling land, accented by scattered trees, and is divided into two pastures, with pipe fencing and cross fencing already in place. There are also two nice loafing sheds to provide shelter for livestock. The property is presently benefiting from an agricultural exemption valuation, and there is no known floodplain. Access is provided by a deeded easement, offering privacy while remaining conveniently located just minutes from historic downtown Pilot Point, Lake Ray Roberts, and major regional routes, including Highway 455 and Highway 377. The Dallas North Tollway expansion, proposed outer loop, and continued northward migration from the Metroplex continue to influence demand for well-located land in this corridor. For an end user, the property delivers room to build or graze. For an investor, it represents a sizable tract positioned in an area where development pressure is steadily moving outward. With the potential for continued agricultural valuation and the surrounding area's continued growth, this acreage offers both short-term practical use and long-term positioning in one of Denton County's evolving markets.

**Public Driving Directions:** Hwy 377 between Pilot Point and Aubrey. At the Ford dealership, go east on Zipper Rd to the cul-de-sac. Follow the gravel and dirt access easement to the property.

**Agent/Office Information**

**Lst Ofc:** KELLER WILLIAMS REALTY

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

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 03/02/2026 09:19

