

TBD STRITTMATTER ROAD

PILOT POINT, TEXAS 76258

52 ACRES



**INVEST IN THE PATH OF
PROGRESS**

*"Prime Pilot Point acreage in the path
of North Texas growth.."*



A LEGACY PROPERTY IN THE MAKING



Positioned in one of North Texas' fastest-growing corridors, this exceptional 52 acre tract offers a rare opportunity to own prime land in the heart of Pilot Point's expanding growth path. Located just off Strittmatter Road, the property features gently rolling pasture, expansive countryside views, and an ideal setting for a private ranch, estate, investment, or future development.

With easy access to Highway 377, FM 1385, and the expanding Dallas North Tollway corridor, this property combines the tranquility of country living with outstanding long-term appreciation potential.



The surrounding area continues to experience significant residential and commercial growth as development moves north from Frisco, Prosper, Celina, and Aubrey. Pilot Point's long-range planning identifies the surrounding area as part of the community's continued expansion, making this an attractive opportunity for investors, developers, or those looking to secure land in a rapidly appreciating market.

Enjoy wide-open Texas skies, excellent accessibility, and the privacy that only larger acreage can provide all while remaining within an hour of downtown Dallas and minutes from the conveniences of Pilot Point, Aubrey, and Lake Ray Roberts.

EXCEPTIONAL FEATURES

Strategically positioned acreage offering the rare opportunity to combine current land value with future potential.

- 52± Acres — Spacious land with endless possibilities.
- Prime Location — Positioned in growing Pilot Point.
- Rolling Pasture — Beautiful terrain with natural Texas character.
- Open Views — Enjoy expansive countryside scenery.
- Ranch Potential — Ideal for a private ranch or estate.
- Equestrian Potential — Plenty of room for a horse property.
- Growth Corridor — Located along North Texas' continued expansion.
- Easy Access — Convenient to Highway 377, FM 1385, and the Dallas North Tollway.
- Investment Potential — Acreage positioned for long-term appreciation.
- Lake Ray Roberts Nearby — Outdoor recreation just minutes away.





ABOUT THE RANCHMAN PROPERTIES TEAM

Ranchman Properties is a real estate team designed to give our clients the absolute best possible experience in the Texas and Oklahoma farm and ranch real estate market. Whether it's a hunting property, equine property, production property, or residential estate, we have you covered!

We place the utmost importance on client communication and satisfaction with their total experience. Our desire is to create relationships that last well beyond the purchase or sale of your home or property. Ranchman Properties promises to ethically represent your interests while together we navigate one of the biggest financial and emotional decisions in your life.

Ranchman Properties is a premiere farm and ranch brokerage in North and Central Texas. With 9 land agents across the state, Ranchman Properties has catapulted themselves as one of the leading land brokerages in Texas since 2015. With over half a billion in sales volume, the team at Ranchman Properties has the expertise to facilitate any size land transaction with integrity and the knowledge to get it across the finish line.



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