

Lake Ralph Hall Lakeside Acres
0000 HWY 34
Honey Grove, TX 75446

\$4,661,200
116.530± Acres
Fannin County



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Honey Grove, TX / Fannin County

SUMMARY

Address

0000 HWY 34

City, State Zip

Honey Grove, TX 75446

County

Fannin County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Lakefront, Business Opportunity

Latitude / Longitude

33.4964 / -95.9382

Acreage

116.530

Price

\$4,661,200

Property Website

<https://arrowheadlandcompany.com/property/lake-ralph-hall-lakeside-acres-fannin-texas/106711/>

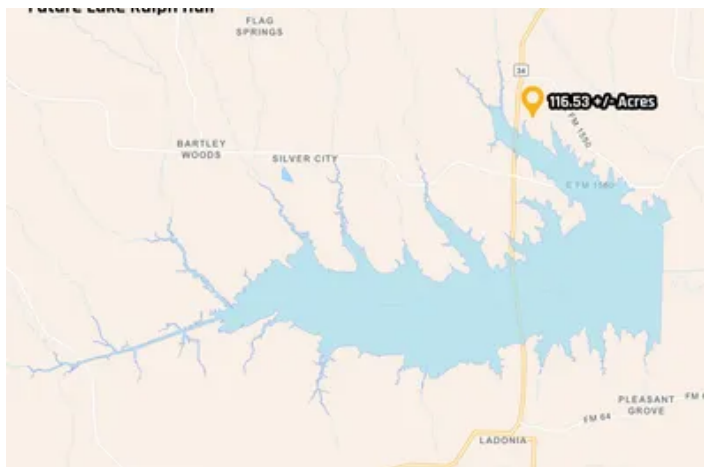


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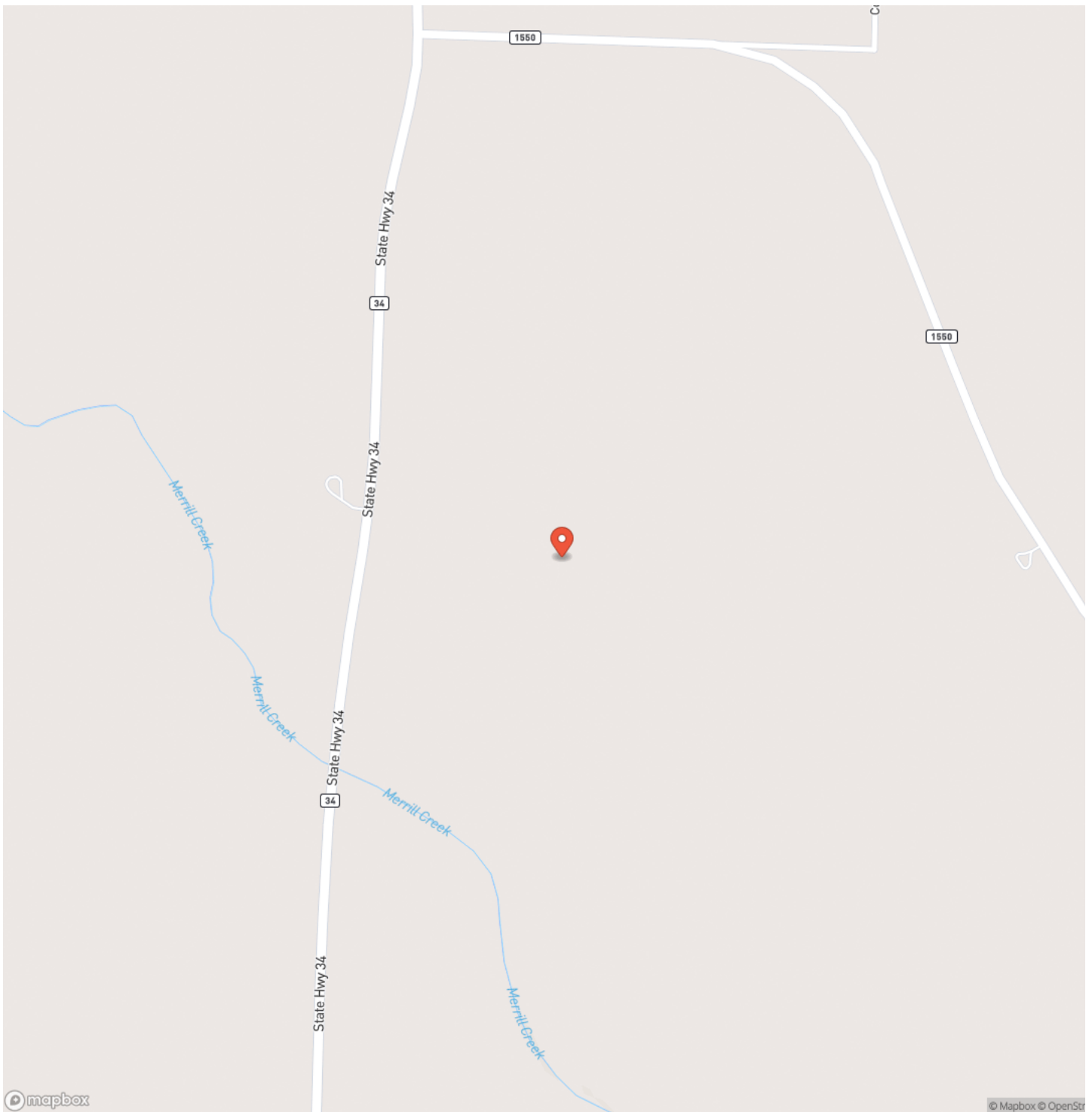
PROPERTY DESCRIPTION

Positioned along the future shoreline of Lake Ralph Hall, one of the largest new reservoirs built in Texas in decades, this 116.53± acre tract in Fannin County delivers nearly a mile of future lake frontage, clean productive hay meadow, and multiple elevated build sites with potential for sweeping lake views, all before surrounding values fully reflect what's coming. With approximately 0.35± miles of paved frontage along Highway 34, two gated entrances, and electricity available at the road, the property is immediately accessible and usable while you plan for what comes next. Gently rolling topography and virtually no wasted acreage make it well-suited for a private estate, ranchette subdivision, lakefront residential development, or long-term investment hold. Future zoning expectations of minimum 1-acre lots provide a clear path for investors and developers. Lake Ralph Hall is projected to span roughly 7,600± surface acres with planned amenities including boat ramps, fishing access, hiking and biking trails, a pedestrian bridge, and designated hunting areas; Texas Parks and Wildlife has already begun stocking the future lake footprint with bass, crappie, and catfish. Located approximately 90± miles northeast of Dallas, 6± miles south of Honey Grove, and 16± miles east of Bonham, this property sits within easy reach of one of the fastest-growing population centers in the country, and as the lake fills, shoreline tracts like this one are expected to see significant appreciation. Large-acreage properties with future lake frontage, paved highway access, utility availability, and real development potential are becoming increasingly rare in North Texas! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Joe Marzahl at [\(469\) 596-9016](tel:4695969016). Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

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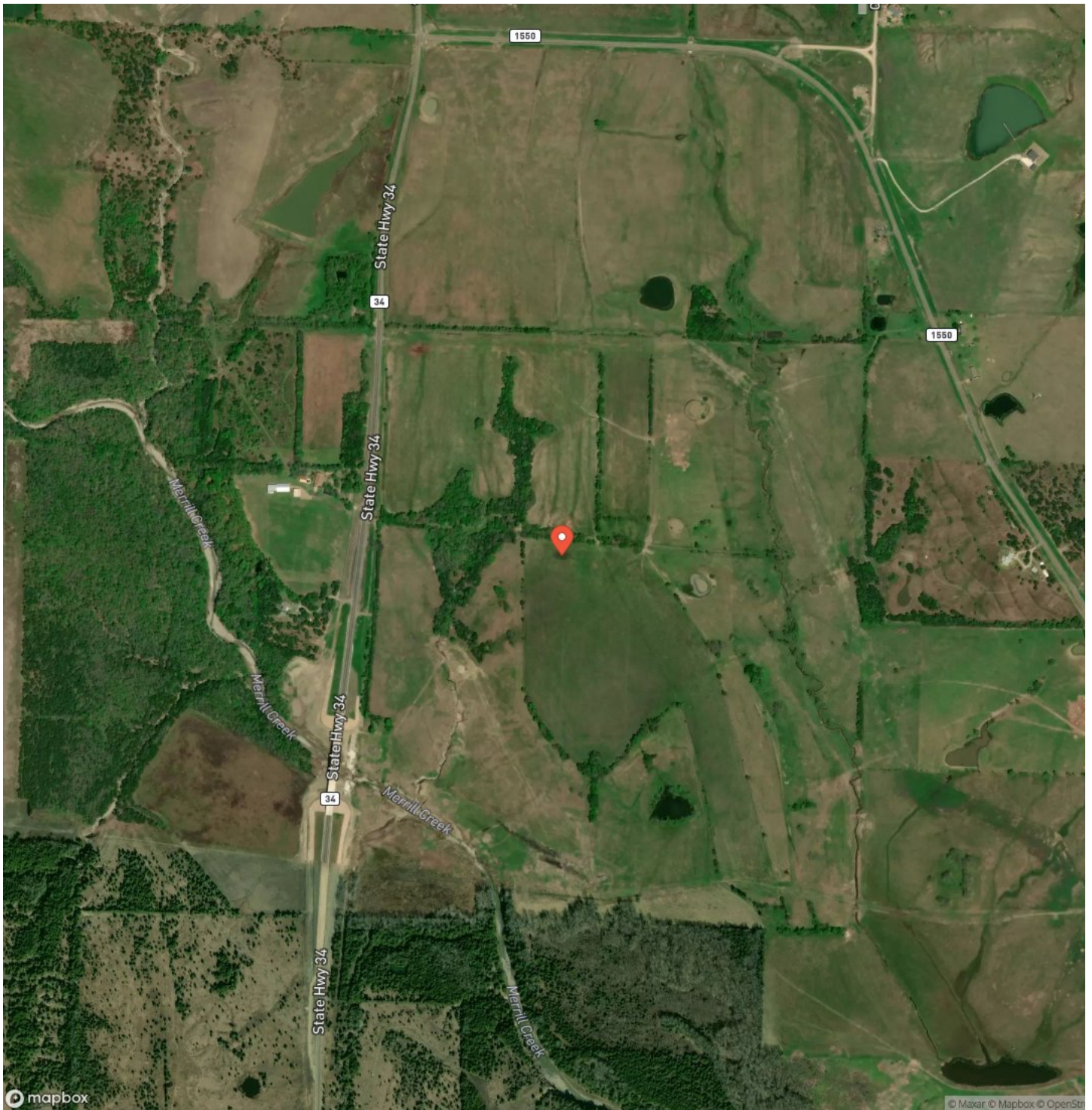
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Joe Marzahl

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(469) 596-9016

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joe.marzahl@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://arrowheadlandcompany.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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