Lake Ralph Hall Tract
0000 CR 3444
Honey Grove, TX 75446

$476,400
11.91± Acres
Fannin County







SUMMARY

Address
0000 CR 3444

City, State Zip
Honey Grove, TX 75446

County
Fannin County

Type
Farms, Recreational Land, Undeveloped Land, Lakefront, Lot, Business Opportunity

Latitude / Longitude
33.49915 / -95.9307

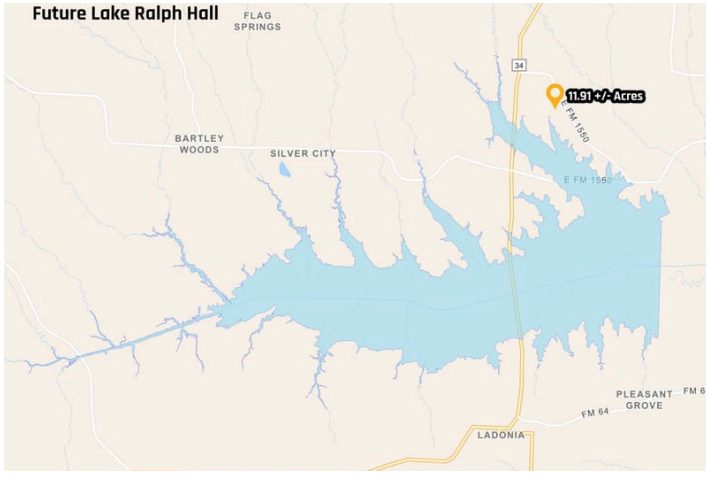
Acreage
11.91

Price
$476,400

Property Website
arrowheadlandcompany.com





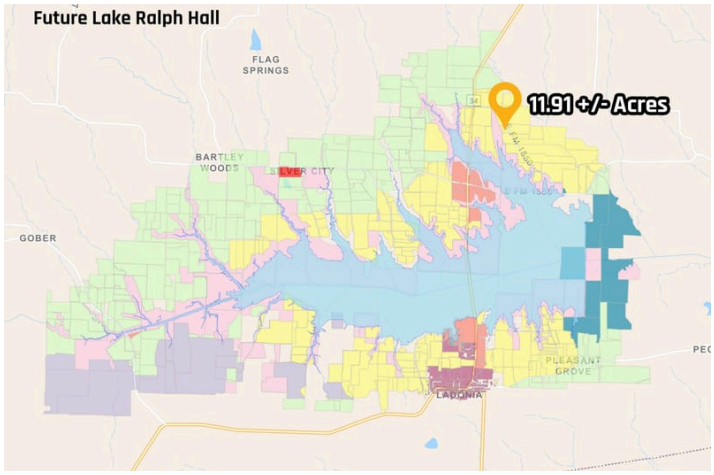


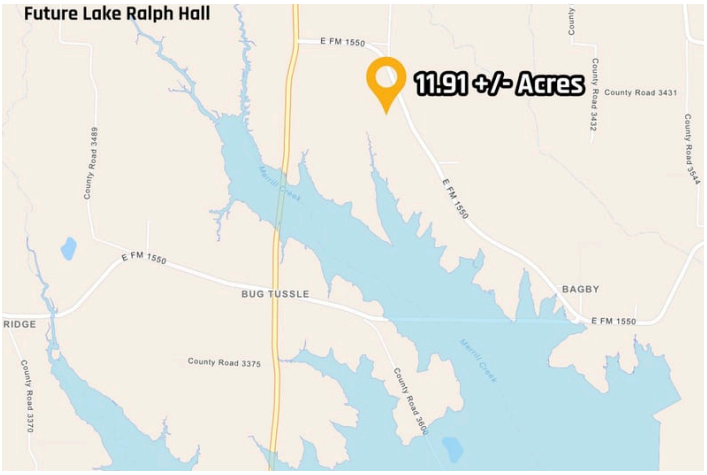
PROPERTY DESCRIPTION

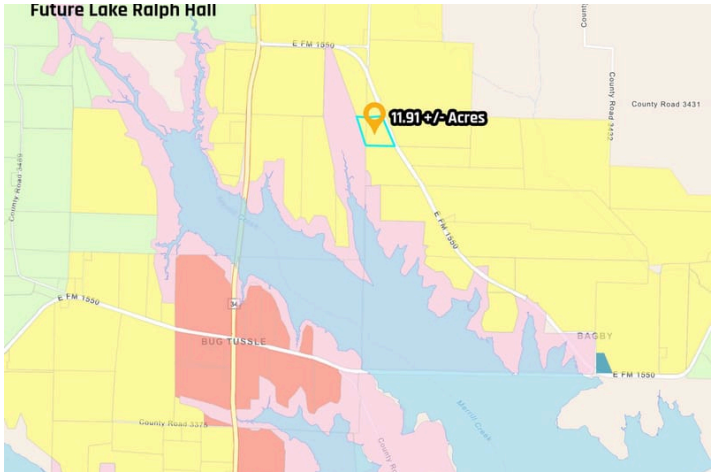
Positioned just south of Honey Grove along County Road 3444, this 11.91+/- acre tract sits directly in the path of growth surrounding Lake Ralph Hall, one of Texas' most anticipated new recreational lakes, currently under construction on the North Sulphur River and projected to cover nearly 7,600+/- surface acres upon completion. The back of the property overlooks the future lake footprint, giving the tract genuine long-term investment appeal as the surrounding corridor continues to develop. With approximately 0.17+/- miles of paved frontage along CR 3444, utilities available at the road, and gentle open topography, this is exactly the type of clean, versatile small-acreage tract that's growing increasingly difficult to find in North Texas. Currently ag exempt with minimal carrying costs, the property offers multiple paths forward, private homesite, weekend retreat, long-term investment hold, or future residential development. Planned zoning allows minimum 1/2 -acre lots, giving buyers real subdivision upside as demand around this lake continues to build. Future lake amenities include public boat ramps, fishing access, hiking and biking trails, and designated hunting opportunities, all of which are expected to drive sustained buyer interest from both investors and DFW-area buyers seeking recreational and residential land within reach of the Metroplex. Conveniently located approximately 90+/- miles northeast of Dallas, 6+/- miles south of Honey Grove, and 16+/- miles east of Bonham, this tract offers a combination of paved access, utilities, subdivision potential, lake-view positioning, and DFW proximity. 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 .

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact anc must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

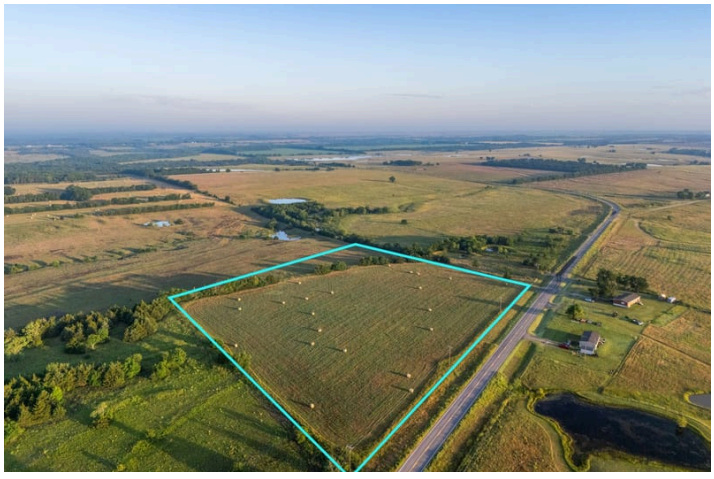
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.


Future Lake Ralph Hall
11.91 +/- Acres
FLAG SPRINGS
BARTLEY WOODS
SILVER CITY
GOBER
PLEASANT GROVE
LADONIA


Future Lake Ralph Hall
11.91 +/- Acres
E FM 1550
County Road 3431
County Road 3432
County Road 3544
County Road 3469
E FM 1550
BUG TUSSLE
BAGBY
E FM 1550
RIDGE
County Road 3375
County Road 3370
County Road 3406

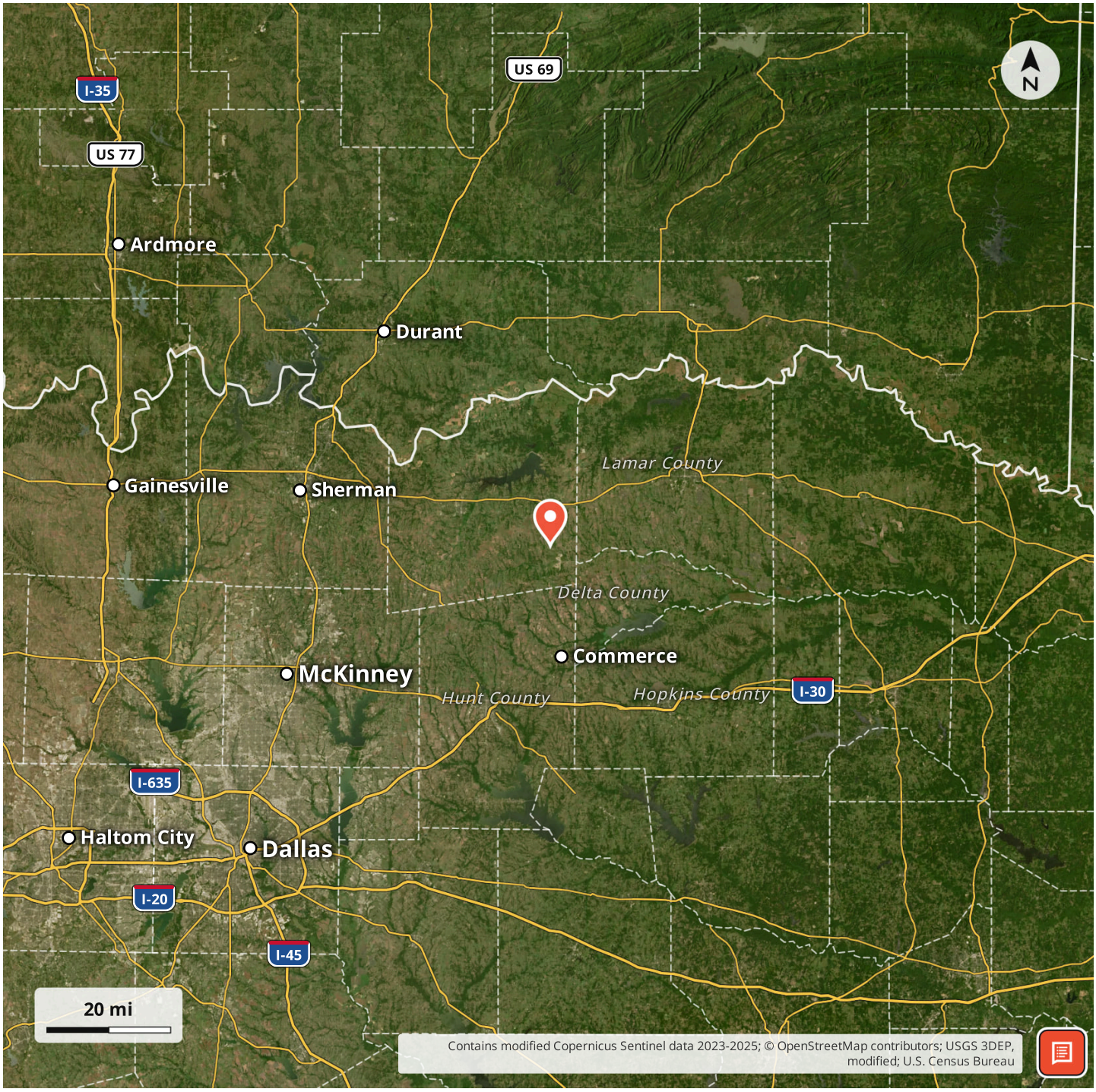

Future Lake Ralph Hall
E FM 1550
County Road 3431
11.91 +/- Acres
E FM 1550
BUG TUSSLE
BAGBY
E FM 1550







Regional Map



Locator Map

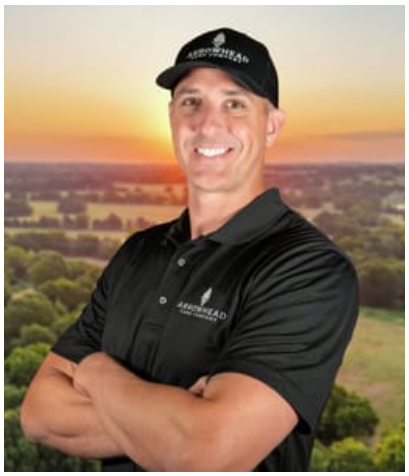


Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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NOTES

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