

Wills Point Rural Buildsite
Private Road 7782
Wills Point, TX 75169

\$206,094
11.07± Acres
Van Zandt County



Wills Point Rural Buildsite
Wills Point, TX / Van Zandt County

SUMMARY

Address

Private Road 7782

City, State Zip

Wills Point, TX 75169

County

Van Zandt County

Type

Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

32.7817 / -95.9614

Acreage

11.07

Price

\$206,094

Property Website

<https://arrowheadlandcompany.com/property/wills-point-rural-buildsite-van-zandt-texas/102977/>



PROPERTY DESCRIPTION

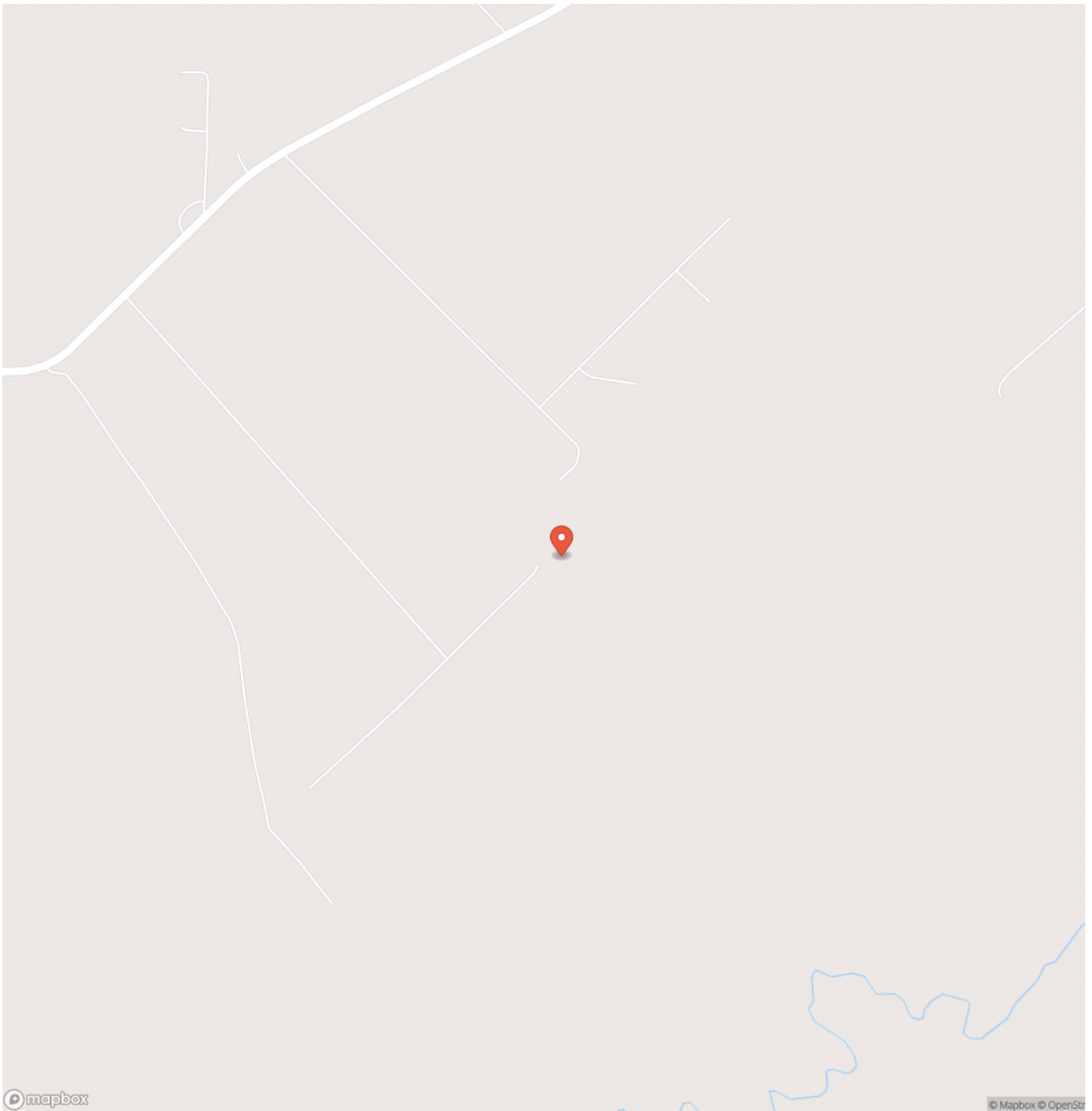
Discover the perfect blend of peaceful country living and everyday convenience with this 11.07 ± acre tract in Wills Point, located in the heart of Van Zandt County. Tucked away in the quiet countryside, this property offers the space and flexibility to bring your vision to life, whether that's building a custom home, starting a hobby farm, or creating your own private retreat. With 11.07 ± acres, you'll have plenty of room to design a layout that fits your lifestyle, from a homesite and barn to wide-open space for recreation and relaxation. The property strikes an ideal balance between seclusion and accessibility, located just 51 ± miles east of Dallas via I-20, making for an easy commute while enjoying life beyond the city. Daily conveniences are within reach, with Terrell only 19 ± miles away for shopping, dining, and essentials, and Wills Point just 6 ± miles away offering small-town charm, local businesses, and schools in Wills Point ISD. Outdoor recreation is right at your fingertips, with Lake Tawakoni State Park just 10 ± miles away. Enjoy weekends filled with boating, fishing, hiking, or simply unwinding by the water at one of North Texas' largest reservoirs. Whether you're ready to build now or looking for a smart land investment in a growing area, this property presents a rare opportunity to own a beautiful piece of Texas land. All showings are by appointment only. For more information or to schedule a private showing, please contact Joe Marzahl at [\(469\) 596-9016](tel:4695969016).

Disclaimer: Boundary lines shown are approximate and provided for general reference only. Arrowhead Land Company makes no representations or warranties regarding accuracy. Buyers are encouraged to obtain an independent survey to verify exact boundaries.

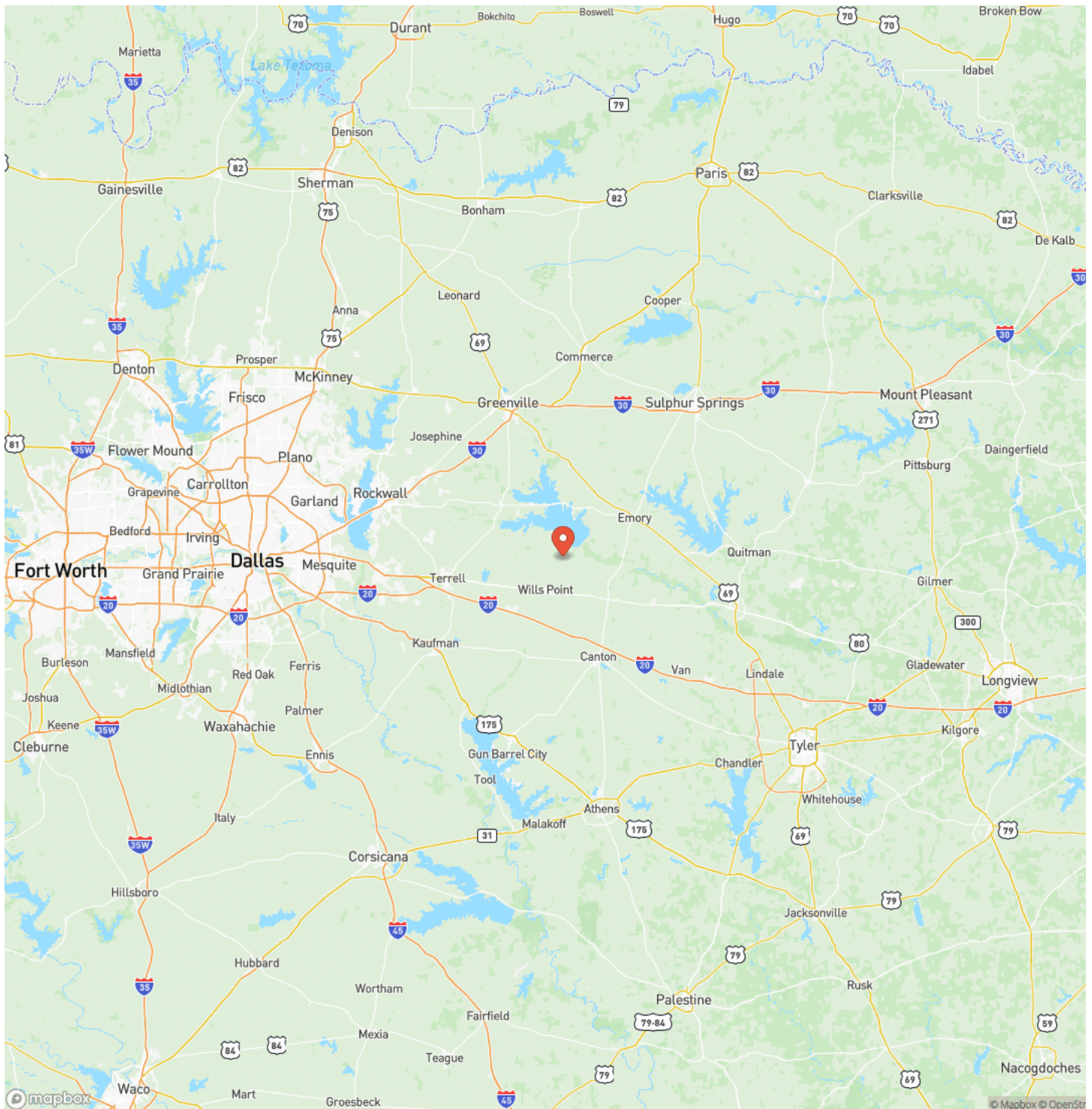
Wills Point Rural Buildsite
Wills Point, TX / Van Zandt County



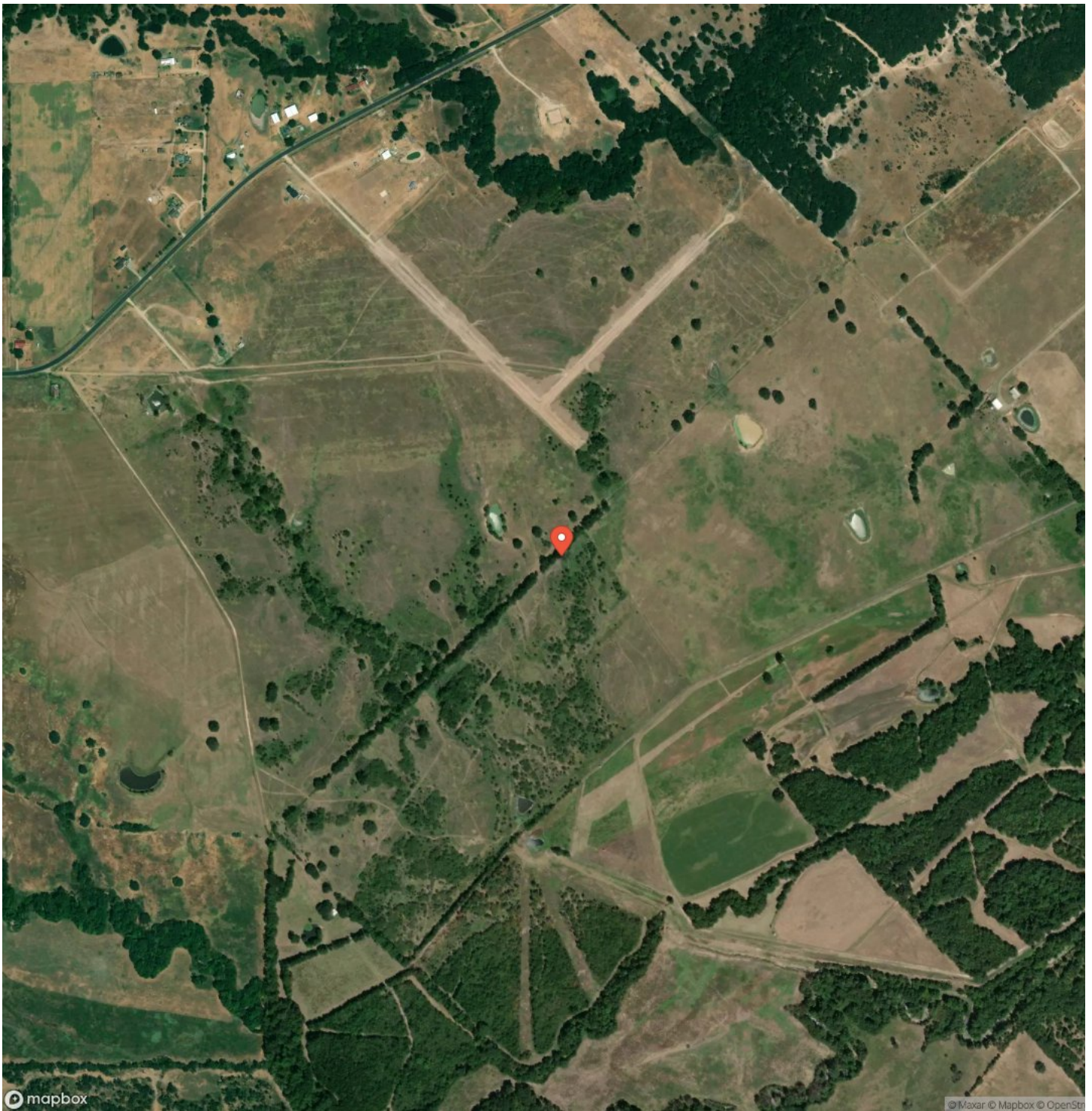
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Joe Marzahl

Mobile

(469) 596-9016

Office

(833) 873-2452

Email

joe.marzahl@arrowheadlandcompany.com

Address

City / State / Zip

Dallas, TX 75248

NOTES

[illegible]

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



<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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