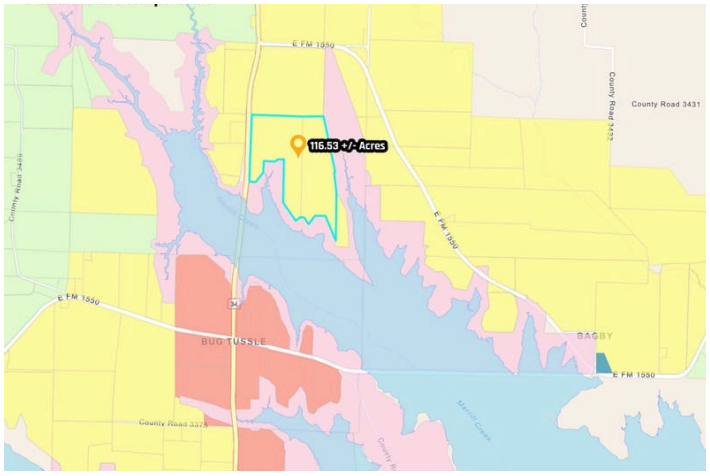
Lake Ralph Hall Lakeside Acres
0000 HWY 34
Honey Grove, TX 75446

$4,661,200
116.53± Acres
Fannin County







ARROWHEAD LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

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
116.53

Price
$4,661,200

Property Website
arrowheadlandcompany.com







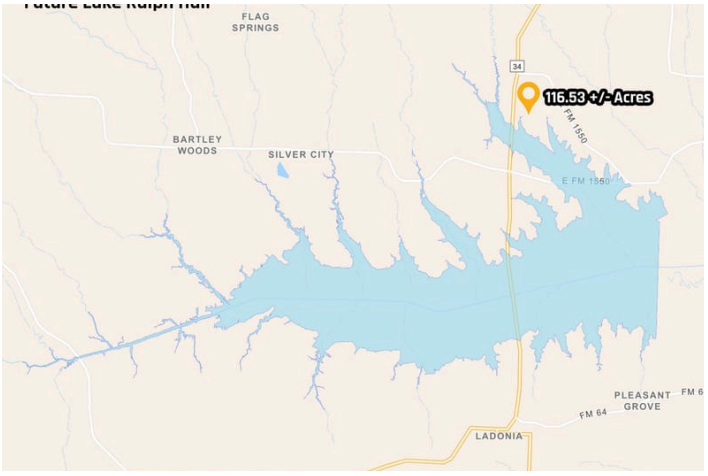
PROPERTY DESCRIPTION

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 .

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact and 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.




FLAG SPRINGS
34
116.53 +/- Acres
BARTLEY WOODS
SILVER CITY
FM 1550
E FM 1550
PLEASANT GROVE
FM 6
FM 64
LADONIA

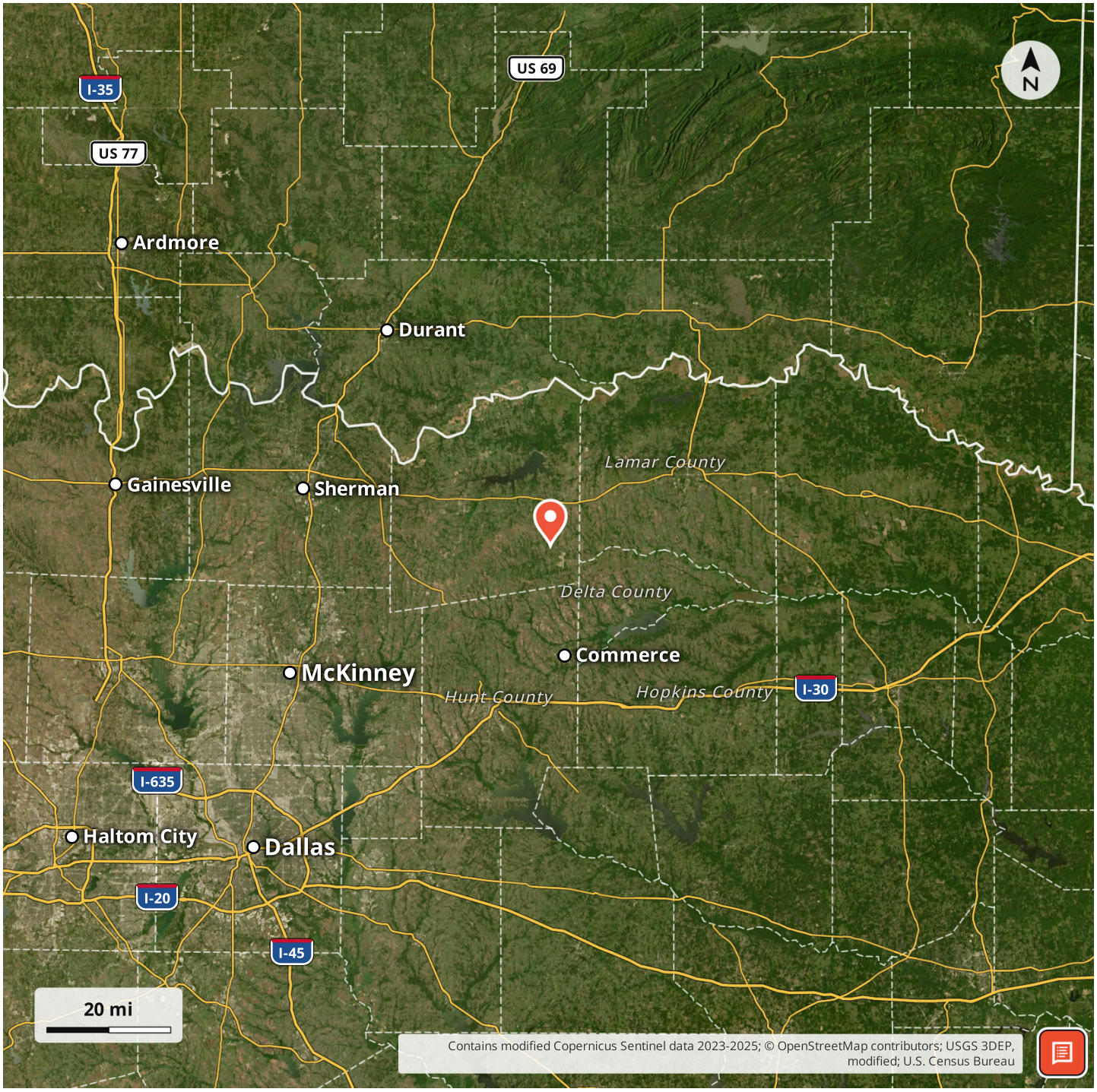




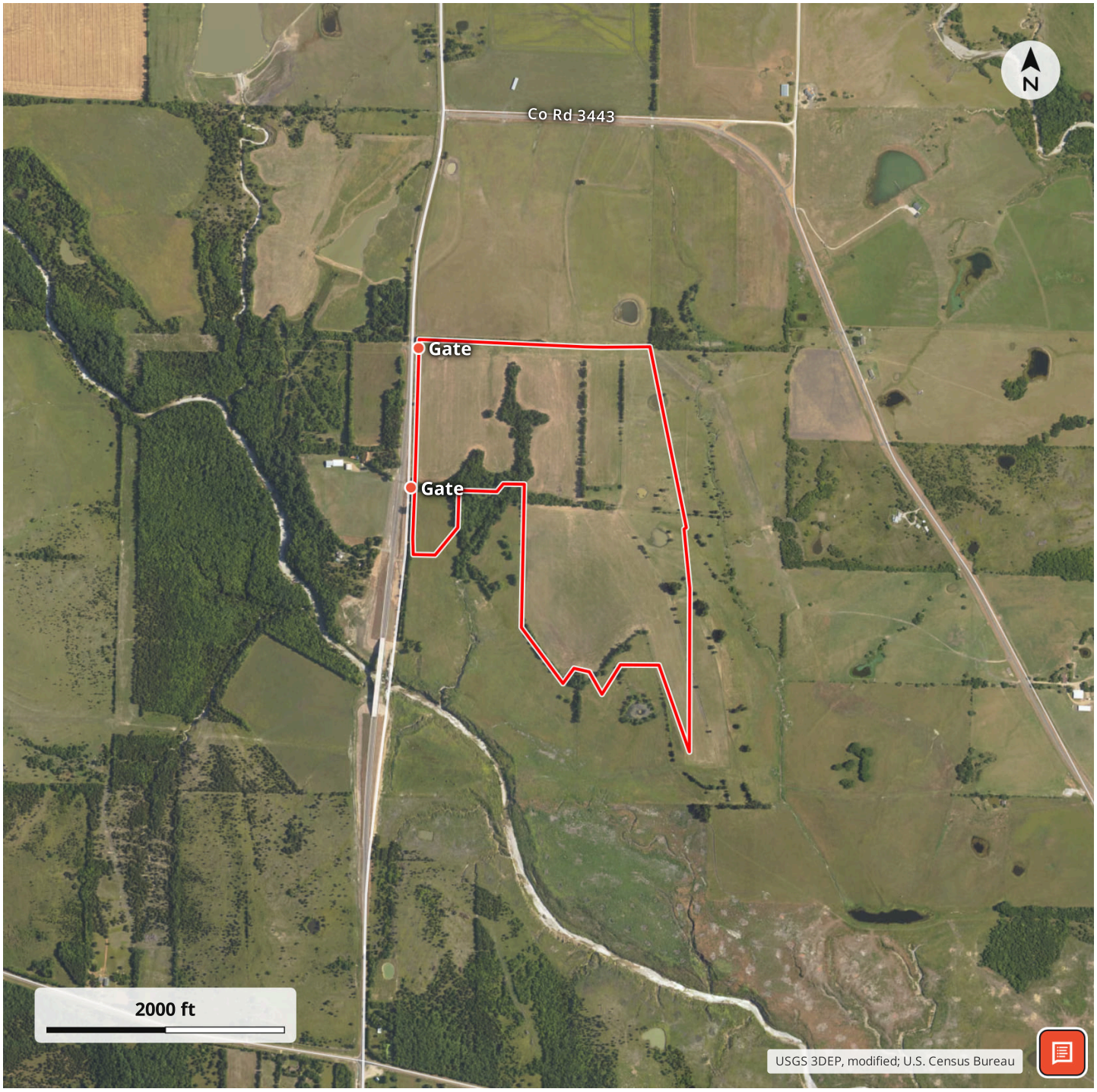




Regional Map



Locator Map

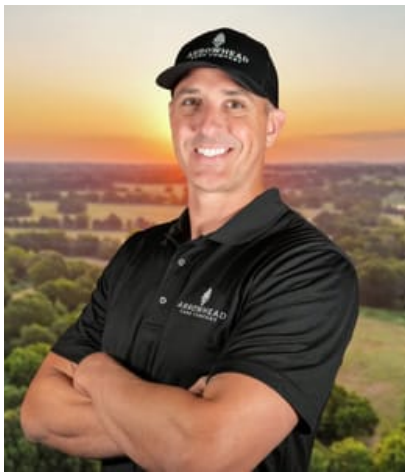

N
Co Rd 3443
Gate
Gate
2000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Joe Marzahl

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Dallas, TX 75248

NOTES

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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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