

3758 Florance Rd, Ponder, TX 76259  
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Ponder, TX 76259

**\$425,000**  
4.540± Acres  
Denton County



**3758 Florance Rd, Ponder, TX 76259**  
**Ponder, TX / Denton County**

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## **SUMMARY**

### **Address**

3758 Florance Road

### **City, State Zip**

Ponder, TX 76259

### **County**

Denton County

### **Type**

Lot, Undeveloped Land

### **Latitude / Longitude**

33.165441 / -97.266792

### **Acreage**

4.540

### **Price**

\$425,000

### **Property Website**

<https://ranchmanproperties.com/detail/3758-florance-rd-ponder-tx-76259-denton-texas/86939/>



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**PROPERTY DESCRIPTION**

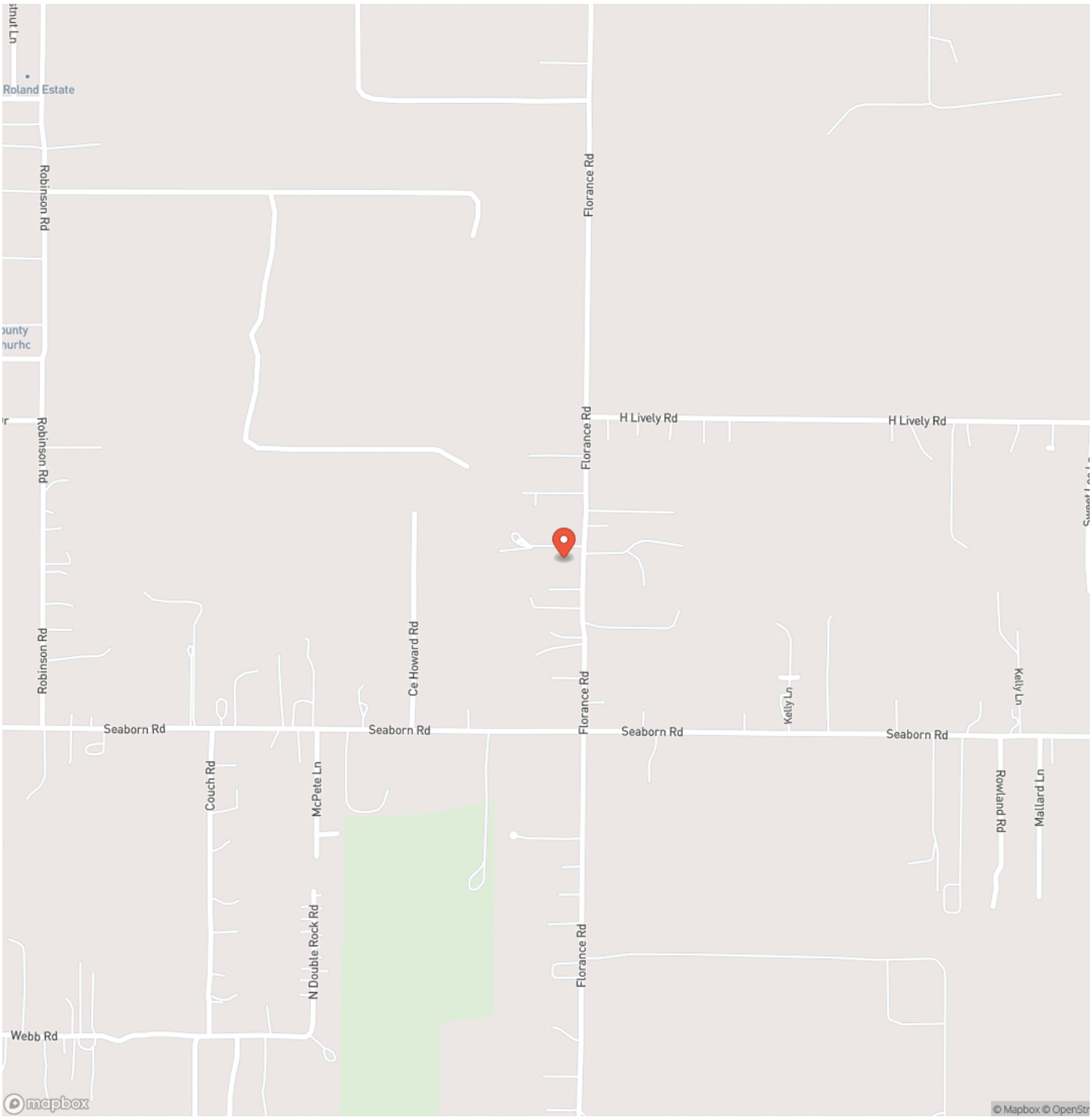
Located just a short drive to Denton and the north side of the DFW metroplex this 4.5 acre property is the perfect blank-slate for bringing your vision to life. Live the peaceful rural lifestyle you've always dreamed of without sacrificing the convenience of a short commute. This fully fenced tract has access to city power, and water with a septic system on-site.



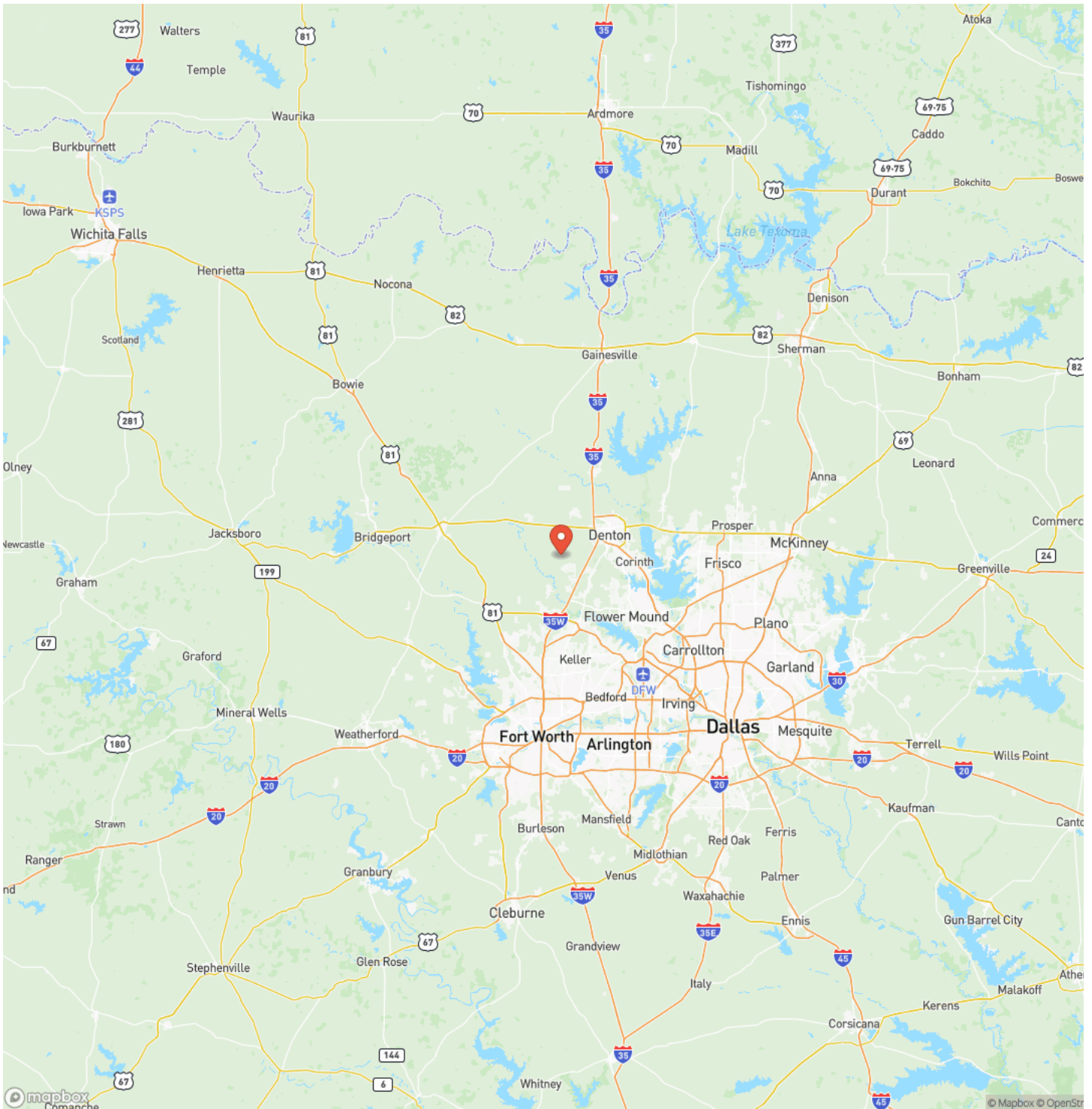
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# Locator Map

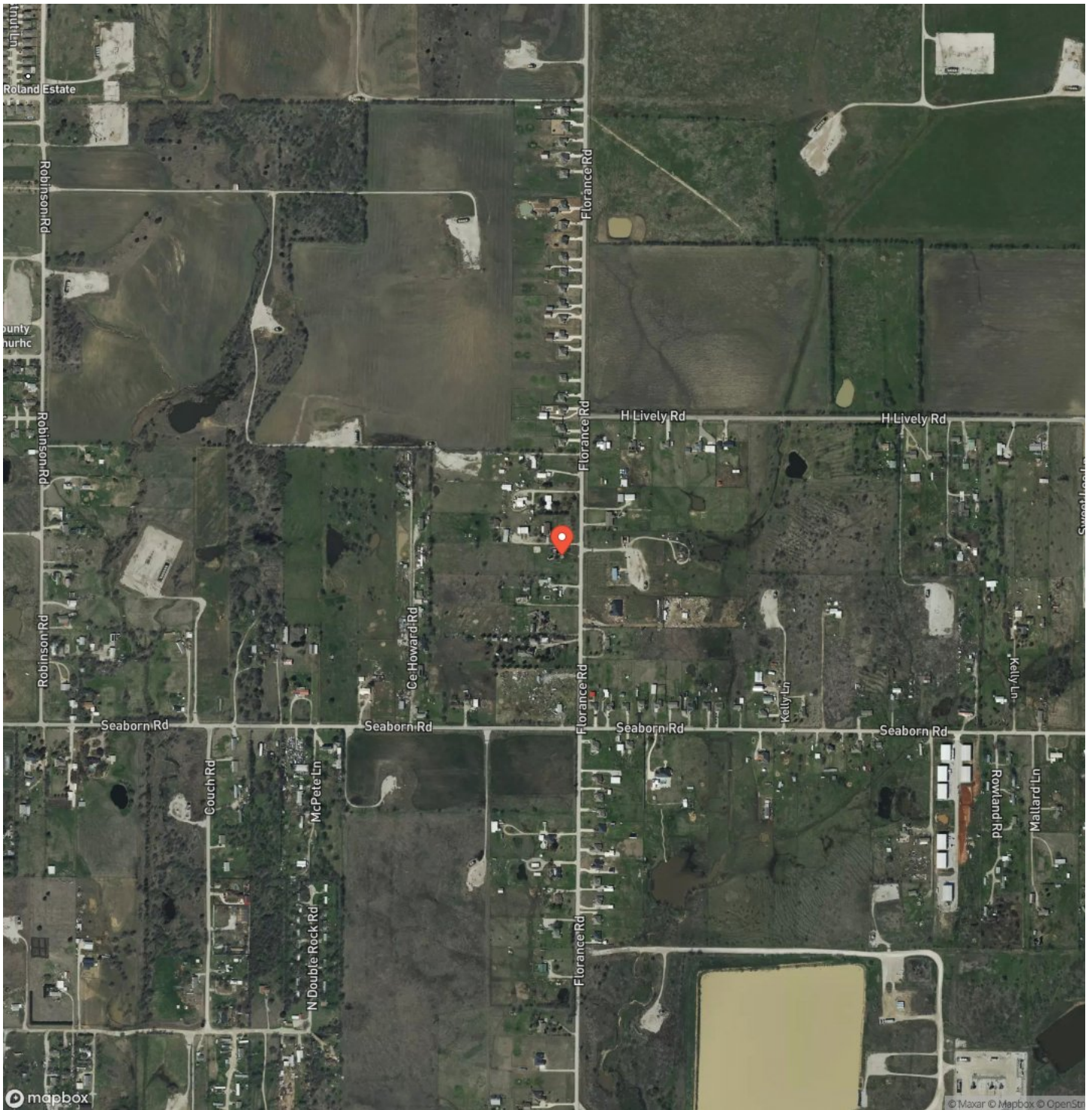


## Locator Map



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## Satellite Map



**3758 Florance Rd, Ponder, TX 76259**  
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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Isaac Hoskins

## Mobile

(940) 465-1022

## Email

isaac@ranchmanproperties.com

**Address**

2434 Lillian Miller Pkwy

## City / State / Zip

## NOTES



[illegible]

**MORE INFO ONLINE:**  
**RanchmanProperties.com**

## **DISCLAIMERS**

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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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**Ranchman Properties**  
2434 Lillian Miller Pkwy  
Denton, TX 76205  
(940) 320-9181  
[RanchmanProperties.com](http://RanchmanProperties.com)

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