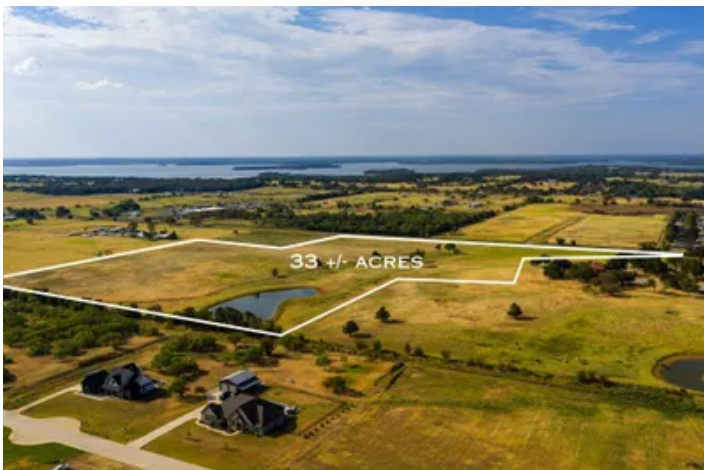


Walcott Acreage
700-786 W Walcott Street
Pilot Point, TX 76258

\$3,250,000
33± Acres
Denton County



Walcott Acreage
Pilot Point, TX / Denton County

SUMMARY

Address

700-786 W Walcott Street

City, State Zip

Pilot Point, TX 76258

County

Denton County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

33.397982 / -96.973691

Acreage

33

Price

\$3,250,000

Property Website

ttranchgroup.com



PROPERTY DESCRIPTION

Walcott Ranch offers 33 acres of open pasture in the highly desirable countryside of Pilot Point, just minutes from Lake Ray Roberts and downtown. With views of the lake, usable acreage, and a prime North Texas location, the property presents a blank canvas for a future homesite, recreational retreat, equestrian property, or development opportunity. Outside city limits, under an agricultural exemption, and free of restrictions, Walcott Ranch offers the flexibility to build, improve, or continue agricultural use on a buyer's own timeline.

LOCATION & WHAT'S NEARBY

Walcott Ranch sits just outside Pilot Point, offering a rural setting with convenient access to Lake Ray Roberts and the greater DFW Metroplex. Downtown Pilot Point is only minutes away, providing local dining, shopping, and everyday conveniences. Approximately two miles west, Jordan Park Boat Ramp and Lone Star Lodge Resort & Marina provide convenient access to Lake Ray Roberts. The resort offers lodging and boat slips, making it easy to enjoy boating, fishing, and time on the lake just minutes from the property. Surrounded by ranches horse properties, and open land, Walcott Ranch offers the feel of the country while remaining well connected to the surrounding North Texas communities.

LAND

The 33 acres consist primarily of open, usable pasture with multiple potential building sites and ample room for future improvements. Attractive pipe fencing and well-maintained cross fencing are already in place, adding to the property's functionality for horses, livestock, or continued agricultural use. Located in established North Texas horse country, the acreage offers ample room for a residence, barn, arena, paddocks, or other equestrian facilities. Frontage along Walcott Street and access to public water and sewer along the road add another dimension to the property, creating strong potential for future development.

WATER

One pond adds to the property's appeal while providing a water source for livestock and wildlife.

TAXES

The property currently benefits from an agricultural tax exemption.

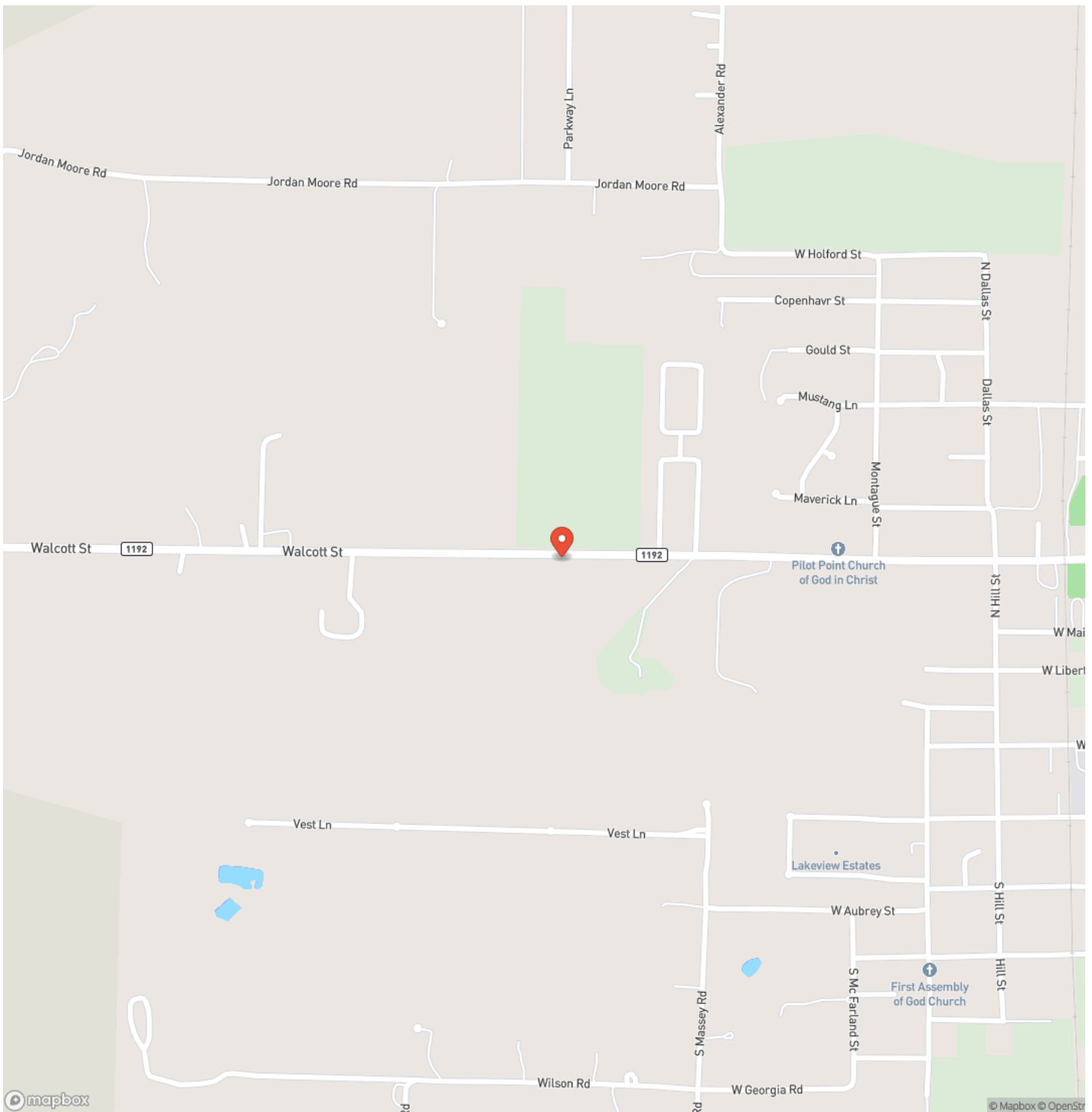
OTHER

Located outside city limits with no restrictions.

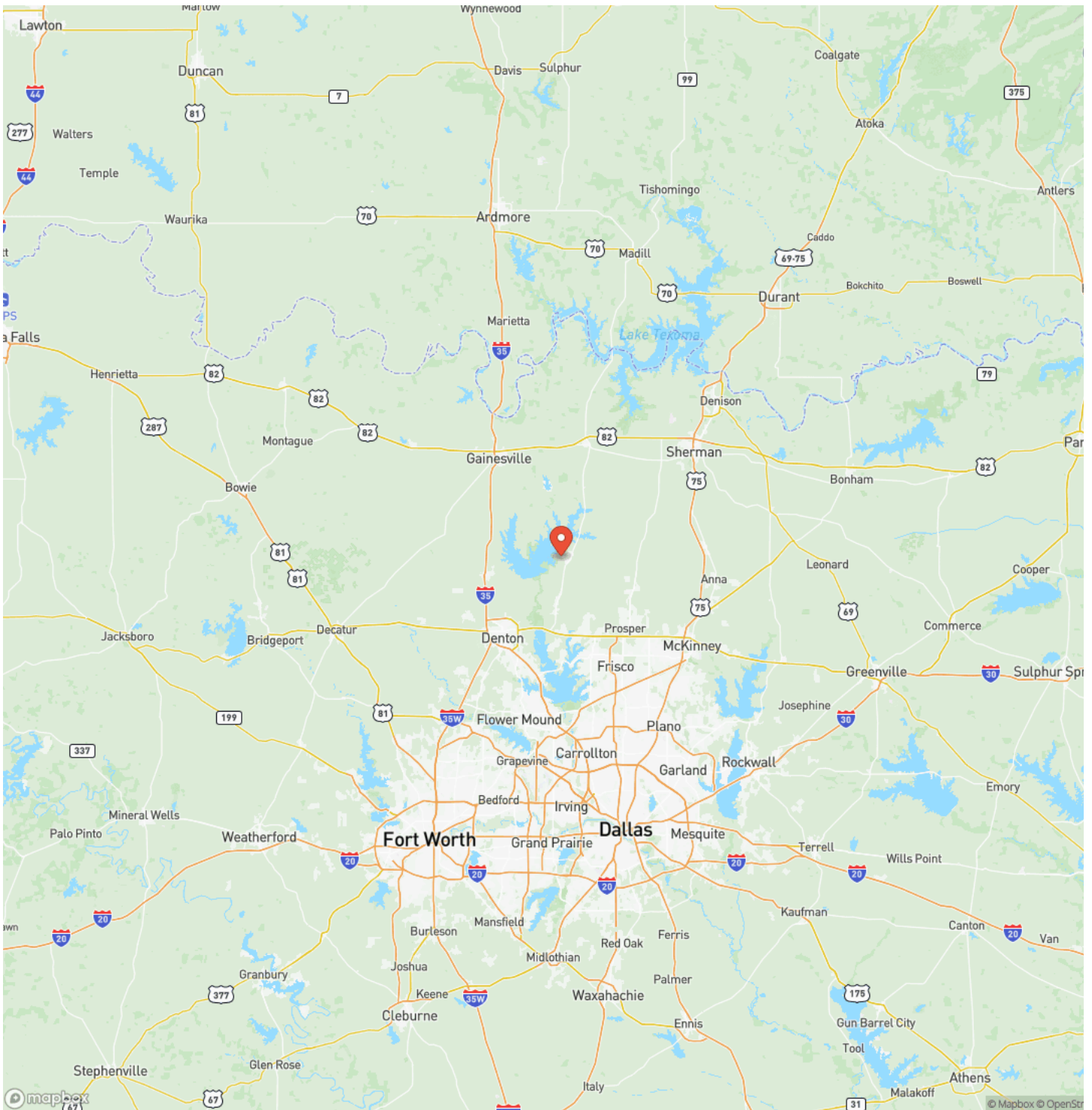
Walcott Acreage
Pilot Point, TX / Denton County



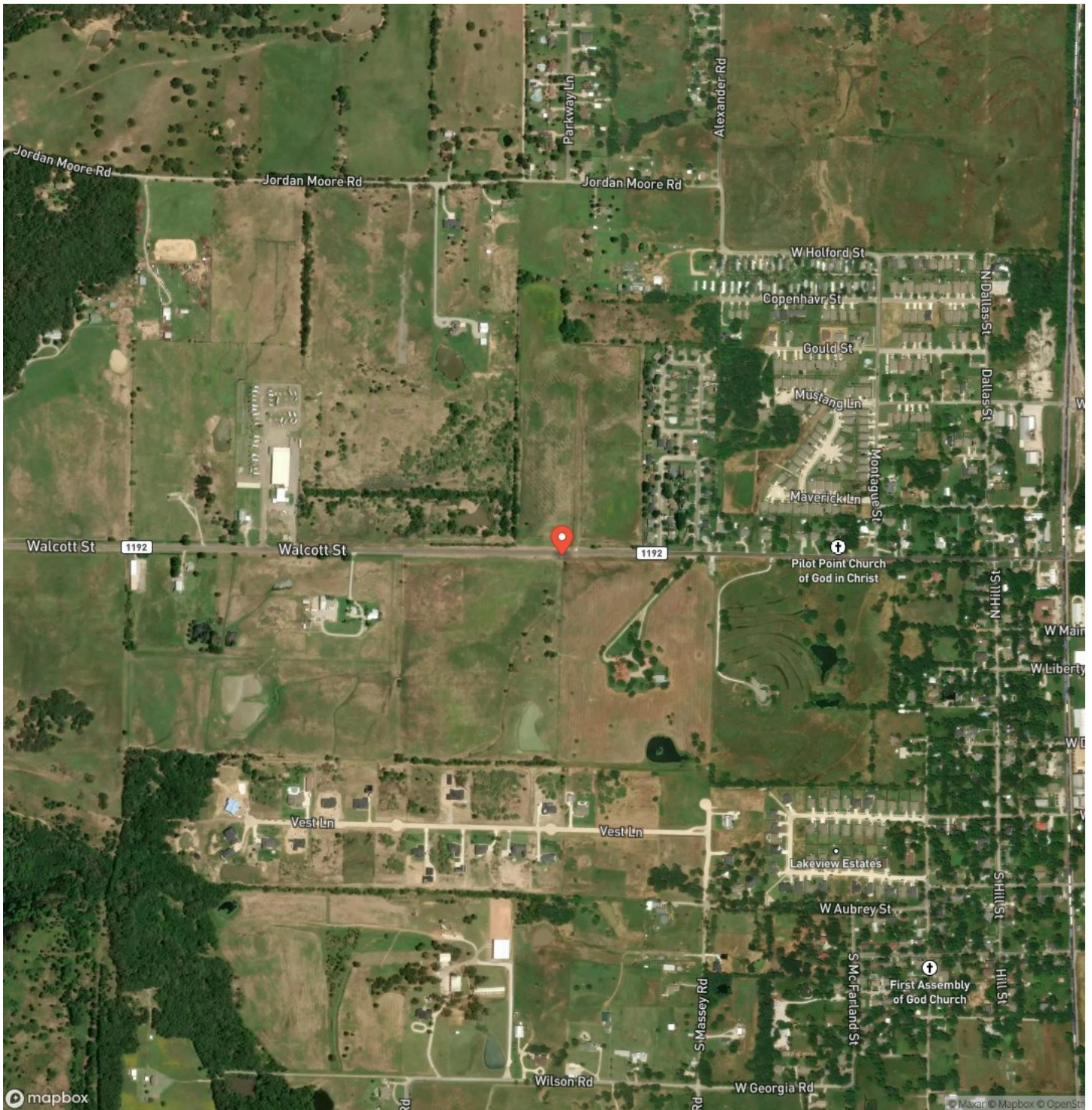
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

Mobile

(214) 396-9692

Office

(214) 396-9692

Email

info@ttranchgroup.com

Address

3131 Turtle Creek Blvd.

City / State / Zip

Dallas, TX 75219

NOTES

This image shows a blank 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.

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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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