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

$3,250,000
33± Acres
Denton County







TT RANCH GROUP

MORE INFO ONLINE:

https://ttranchgroup.com/

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

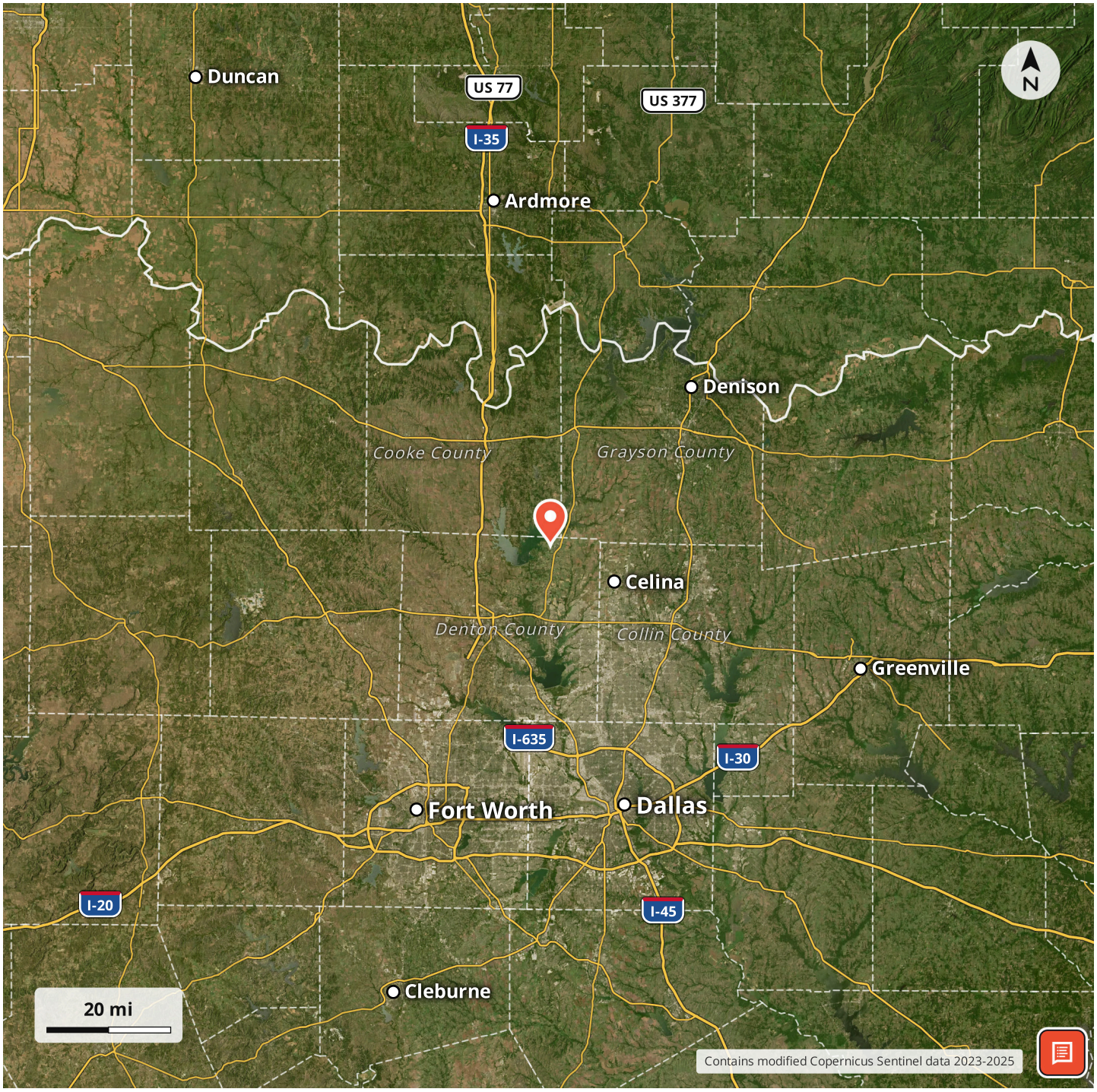
Located outside city limits with no restrictions.



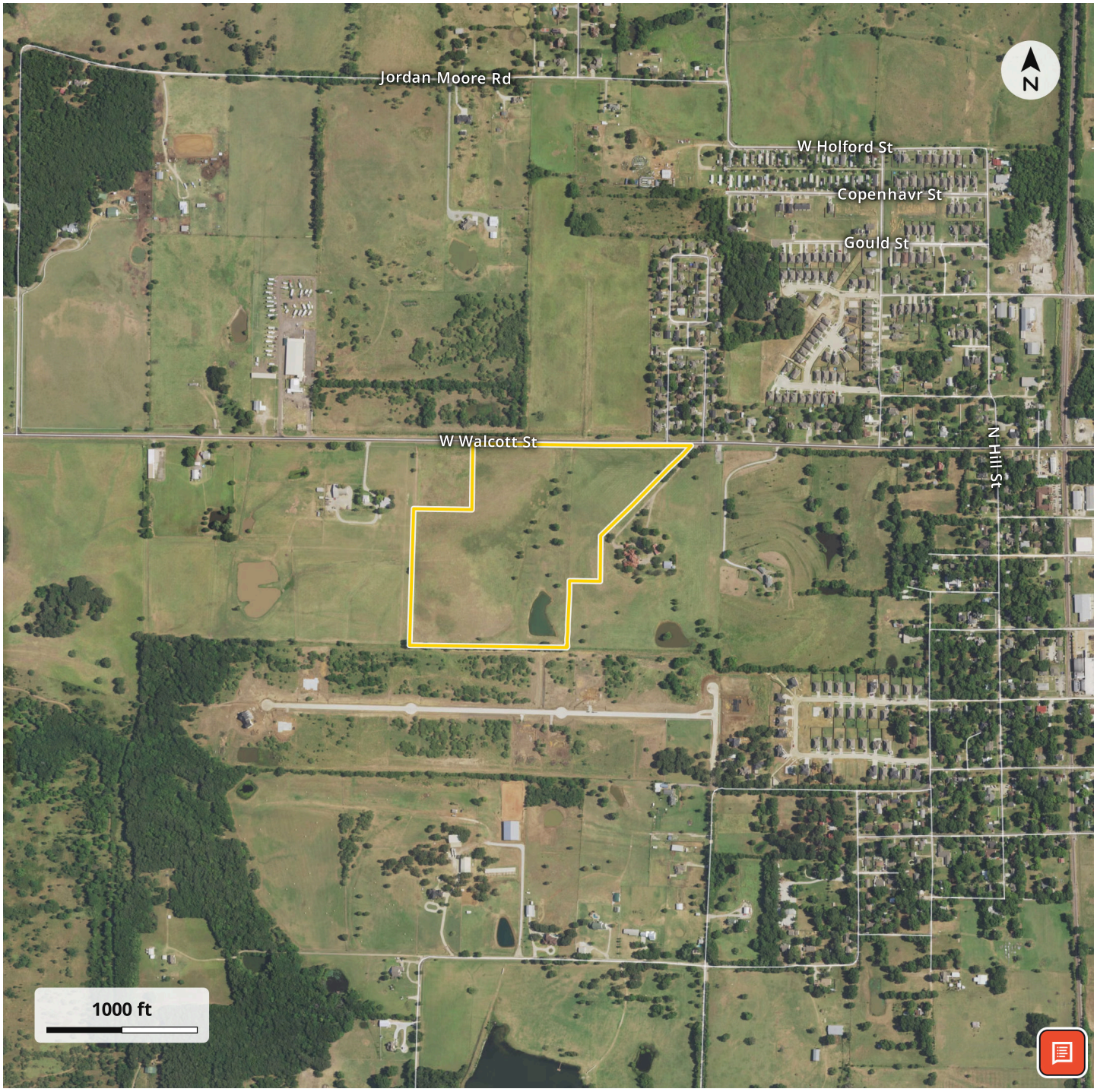





Regional Map



Locator Map


Jordan Moore Rd
W Holford St
Copenhavr St
Gould St
W Walcott St
N Hill St
N
1000 ft

Aerial 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

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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.

TT Ranch Group
3131 Turtle Creek Blvd.
Dallas, TX 75219
(214) 396-9692
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