

\$25,000,000 - Fm 1396, Windom

MLS® #20927330

\$25,000,000

0 Bedroom, 0.00 Bathroom,
Land on 101.00 Acres

T Murphy, Windom, TX

The Peninsula at Bois D'Arc Lake
An Unmatched Investment in Waterfront
Luxury and Visionary Development
Positioned on the edge of Texas' first major
man-made lake in over half a century, The
Peninsula at Bois D'Arc Lake represents a
generational investment opportunity.
Encompassing 100 prime acres along 26
square miles of newly created shoreline, this
exclusive waterfront property is strategically
located just 90 minutes from Dallas and 70
minutes from McKinney, offering both
seclusion and accessibility for future residents
and guests.

Meticulously planned and platted with design
inspirations drawn from renowned
communities like Rosemary Beach (30A) and
Carlton Landing, this development opportunity
was envisioned as a boutique coastal-style
village—crafted for high-end residential,
mixed-use, or hospitality applications.

*** Development-Ready:**

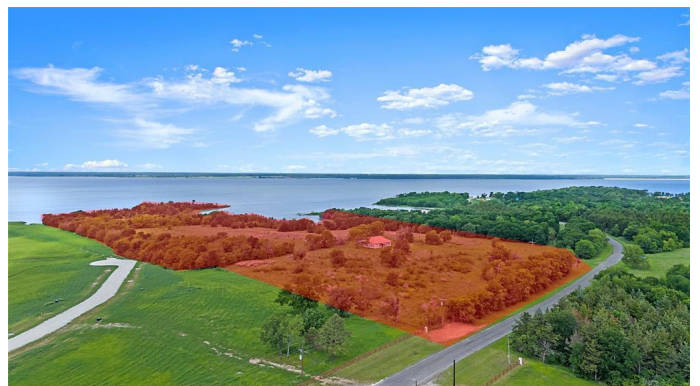
- * Completed surveys and utility engineering
- * Master planning included with full-price offer

*** Natural & Recreational Appeal:**

- * Lake averages 22 ft in depth, reaching up to 70 ft
- * Ideal for boating, fishing, skiing, and year-round recreation

*** Exceptional Market Positioning:**

- * Located in high-growth Fannin County
- * Among the few large-scale, waterfront properties on a brand-new Texas lake



As demand for luxury lakefront living continues to rise across the region, The Peninsula offers an unmatched opportunity to shape a legacy destination—from private estate retreats to a thoughtfully integrated community development. With infrastructure planning complete and the canvas set, this offering stands ready for a visionary investor or developer to bring the next iconic lakefront destination to life.

Essential Information

MLS® #	20927330
Price	\$25,000,000
Bathrooms	0.00
Acres	101.00
Type	Land
Sub-Type	Improved Land
Status	Active

Community Information

Address	Fm 1396
Subdivision	T Murphy
City	Windom
County	Fannin
State	TX
Zip Code	75492

Amenities

Utilities	Cable Available, MUD Sewer, MUD Water, Underground Utilities, Other
Features	Fishing, Lake, Boat Ramp
Is Waterfront	Yes
Waterfront	Beach Front, Lake Front, Lake Front “ Main Body

Exterior

Lot Description	Acreage, Cleared, Corner Lot, Cul-De-Sac, Irregular Lot, Many Trees, Subdivision, Water/Lake View, Hilly, Waterfront
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School Information

District	Honey Grove ISD
Elementary	Honeygrove
Middle	Honeygrove
High	Honeygrove

Additional Information

Zoning	Future Single Family Development
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Listing Details

Listing Agent	Blake Towsley
Listing Office	Dave Perry Miller Real Estate

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