

\$5,227,200 - 12153 Mustang Road, Pilot Point

MLS® #20980137

\$5,227,200

0 Bedroom, 0.00 Bathroom,
Land on 10.00 Acres

I Walters, Pilot Point, TX

Exceptional opportunity for investors and developers to acquire 10 acres of unzoned, unrestricted land in one of North Texas's fastest-growing areas. Strategically located between FM 1385 and FM 2931, this property offers outstanding frontage and exposure along a major growth corridor " surrounded by new residential and commercial development. Positioned at the front of a planned 350-acre residential community, this property is primed for commercial, mixed-use, or income-producing development. With Denton County's booming population and infrastructure expansion, the location offers long-term value and short-term opportunity. Investment Highlights: *10 acres (two 5-acre tracts) with excellent road frontage and high visibility *Unzoned & unrestricted in the county " ideal for retail, office, flex space, storage, or mixed-use *Two existing homes on site " suitable for interim use as rental units, site offices, or short-term income *High traffic counts and strong surrounding residential demand *Minimal holding costs with flexible exit strategies " develop now or land bank for future appreciation.

With continued expansion along FM 1385 and nearby thoroughfares, this property offers the ideal footprint for scalable development in a high-demand submarket. Bring your vision and capitalize on the momentum.

Built in 2000



Essential Information

MLS® #	20980137
Price	\$5,227,200
Bathrooms	0.00
Acres	10.00
Year Built	2000
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	12153 Mustang Road
Subdivision	I Walters
City	Pilot Point
County	Denton
State	TX
Zip Code	76258-7701

Amenities

Utilities	Aerobic Septic, Cable Available, City Water, Co-op Electric, Electricity Available, Electricity Connected, Natural Gas Available
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Interior

Heating	Central, Electric, Natural Gas
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Exterior

Lot Description	Acreage, Few Trees, Interior Lot, Pasture
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School Information

District	Pilot Point ISD
Elementary	Pilot Point
Middle	Pilot Point
High	Pilot Point

Additional Information

Zoning	Unzoned
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Listing Details

Listing Agent	Coryann Johnson
Listing Office	Texas Homes and Land

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