

\$7,500,000 - 992 Tolson Avenue, Van Alstyne

MLS® #21001734

\$7,500,000

0 Bedroom, 0.00 Bathroom,
Land on 49.46 Acres

McKinney James & HRS AG0770, Van Alstyne, TX

49.46 Acres in Van Alstyne, Texas. Prime for Development or Private Retreat! Nestled in a picturesque setting with trees and a pond, this 49.46-acre property offers exceptional potential in the fast-growing community of Van Alstyne, Texas. The entrance to the house is located on Tolson, with frontage along Lincoln Park Road, adjacent to a newly developed subdivision. This land presents a prime opportunity for residential development or a stunning private estate. Currently benefiting from an agricultural exemption, the property features a three-bedroom two-bath home with scenic views of the surrounding land, a 50x30 insulated shop with a concrete slab and electric service, and an old red barn—utilities provided by the City for water, Oncor for electricity, and Atmos for natural gas. Whether you're a developer looking for your next project or a buyer searching for the perfect piece of Texas to call home, this tract offers endless possibilities.

Built in 1986

Essential Information

MLS® #	21001734
Price	\$7,500,000
Bathrooms	0.00
Acres	49.46
Year Built	1986



Type	Land
Sub-Type	Improved Land
Status	Active

Community Information

Address	992 Tolson Avenue
Subdivision	McKinney James & HRS AG0770
City	Van Alstyne
County	Grayson
State	TX
Zip Code	75495-5101

Amenities

Utilities	Cable Available, City Sewer, City Water, Co-op Electric, Phone Available
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Interior

Heating	Central
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Exterior

Exterior Features	Covered Porch(es)
Lot Description	Acreage, Agricultural, Irregular Lot, Landscaped, Many Trees, Pasture, Rolling Slope

School Information

District	Van Alstyne ISD
Elementary	Bob and Lola Sanford
High	Van Alstyne

Additional Information

Zoning	Residential
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Listing Details

Listing Agent	Sherry Smith
Listing Office	Ebby Halliday Realtors

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