

\$12,870,000 - Buck Creek Road, Tioga

MLS® #20841233

\$12,870,000

0 Bedroom, 0.00 Bathroom,
Land on 117.59 Acres

Thomas Pierce, Tioga, TX

ATTENTION DEVELOPERS & INVESTORS!

This exceptional 117-acre tract in the highly desirable town of Tioga, TX, offers a rare opportunity for residential development in one of North Texas's fastest-growing regions. Positioned on the shores of Lake Ray Roberts, this property provides scenic views and endless potential for a premier master-planned community or luxury estate homes.

Strategic Location & Accessibility:

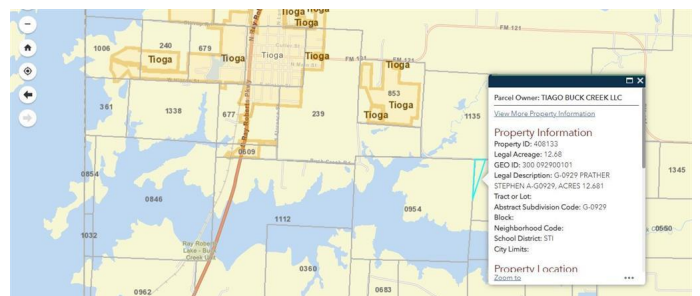
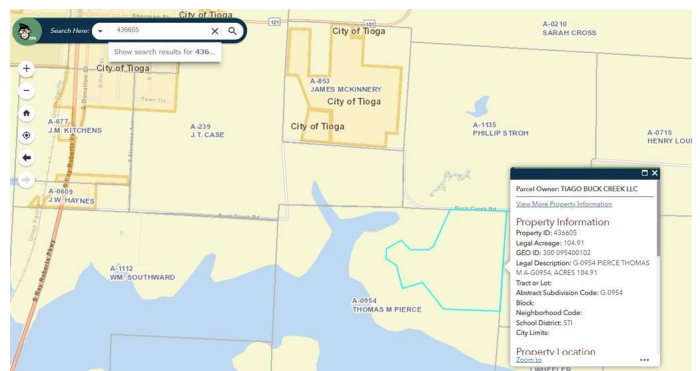
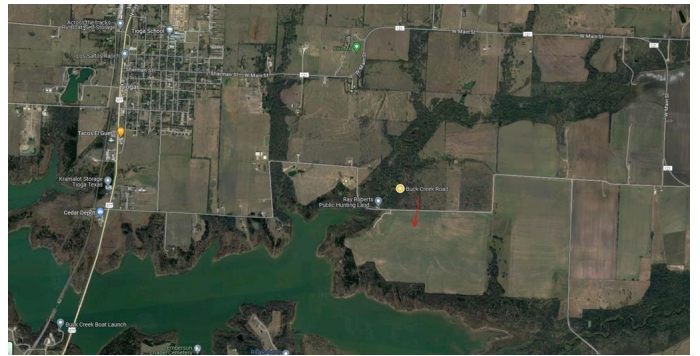
- Frontage on Buck Creek Rd for convenient access
- Minutes from major thoroughfares: FM 121, Hwy 377, Preston Rd, and the Future Dallas North Toll Road
- Seamless connectivity to the DFW Metroplex, making it an attractive choice for commuters

Investment Highlights:

- Rare Large Acreage "Hard to find in the Tioga area!
- AG-Exempt "Lower carrying costs while you plan development
- Proximity to Denton County "One of Texas' fastest-growing regions
- Surging Demand "The North Texas market continues to expand, increasing land values and investment potential

Endless Development Possibilities:

Perfect for residential developers, investors, or visionaries, this property could be transformed into a high-end residential community,



equestrian estates, or a mixed-use development. The surrounding area's rapid growth and strong demand for new housing make this a prime acquisition.

Don't miss out on this one-of-a-kind opportunity to shape the future of Tioga, TX! Contact us today for more details and a private tour

Essential Information

MLS® #	20841233
Price	\$12,870,000
Bathrooms	0.00
Acres	117.59
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Buck Creek Road
Subdivision	Thomas Pierce
City	Tioga
County	Grayson
State	TX
Zip Code	76271

Amenities

Utilities	Electricity Available, None
Is Waterfront	Yes
Waterfront	Lake Front " Corps of Engineers

Exterior

Lot Description	Acreage
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School Information

District	Tioga ISD
Elementary	Tioga
Middle	Tioga

High	Tioga
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Additional Information

Zoning	none
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Listing Details

Listing Agent	Srinivas Kurla
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Listing Office	Beam Real Estate, LLC
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