

\$15,747,100 - 831 Baker Road, Pilot Point

MLS® #21081110

\$15,747,100

2 Bedroom, 1.00 Bathroom, 2,096 sqft

Residential on 185.26 Acres

None, Pilot Point, TX

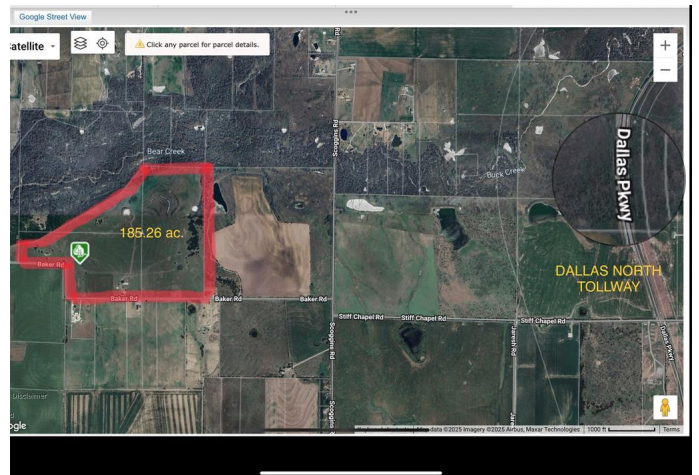
Prime Commercial Development Opportunity
â€“ 185.26 Acres in Grayson County, TX.

Exceptional large tract investment opportunity located less than 2 miles from the projected Dallas North Tollway expansion, positioning this property perfectly for future commercial, industrial, or residential development.

This 185.26-acre Ag-exempt tract offers approximately 3,875 feet of frontage along Baker Road and partial border with the U.S. Army Corps of Engineers land on the west side. The elevated center provides superior drainage across all four directions, making it development-ready with minimal grading requirements.

Existing improvements include a 2,096 sq-ft home and two barns, offering immediate rental income potential or functional on-site storage during project development. The propertyâ€™s coastal Bermuda pastures are well-maintained, supporting continued agricultural use and tax advantages while future plans are pursued.

Strategically located just 10 minutes from Hwy 377 and 25 minutes from Prosper and Frisco, this site lies in the direct path of North Texas growth. With tollway expansion projected to bring major connectivity and commercial demand to the area, this tract presents a rare chance to secure high-growth acreage in one



of the fastest-developing corridors in the region.

Built in 1986

Essential Information

MLS® #	21081110
Price	\$15,747,100
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	2,096
Acres	185.26
Year Built	1986
Type	Residential
Sub-Type	Farm
Style	Traditional
Status	Active

Community Information

Address	831 Baker Road
Subdivision	None
City	Pilot Point
County	Grayson
State	TX
Zip Code	76258-3136

Amenities

Utilities	Aerobic Septic, Gravel/Rock
Features	Horse Facilities, Perimeter Fencing, Stable(s)
# of Garages	2
Garages	Driveway, Garage, On Site, Other, Outside, Oversized

Interior

Interior Features	High Speed Internet Available
Heating	Central, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

Exterior

Exterior Features	RV/Boat Parking, Stable/Barn
Lot Description	Acreage, Cleared, Few Trees, Pasture
Roof	Composition
Construction	Brick
Foundation	Slab

School Information

District	Tioga ISD
Elementary	Tioga
Middle	Tioga
High	Tioga

Listing Details

Listing Agent	Michael Sanders
Listing Office	Ready Real Estate LLC

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