



46.58+/- ACRE INVESTMENT/DEVELOPMENT SITE
US 377 & Massey Road | Pilot Point ETJ

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Vanguard Real Estate Advisors (“VREA”) has been exclusively retained by Ownership to offer the opportunity to purchase 46.581+/- acres located along US 377 in the Pilot Point, TX ETJ (the “Site”). On the Site is a 7-bedroom home (1975 YOC & approx. 8,924 SF), two mobile homes, a large barn (approx. 18,115 SF), and a small barn (approx. 8,360 SF). This presents an incredible opportunity for a new buyer to purchase property in one of Texas’ fastest growing corridors in terms of population in addition to owning an income producing property. The Site lends itself to a variety of potential uses for development given it is within the Pilot Point ETJ. Located just 1.5 miles south of downtown Pilot Point and 10 miles north of US 380, the Site is at the gateway of future development in the region. **This deal is exceptionally priced at only \$4,500,000.**

A 3% Co-Broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity; a third party broker must register their client upon initial contact with VREA.

INVESTMENT OVERVIEW ⁽¹⁾	
Property	46.581+/- Acres
Location	1324 S US 377, Pilot Point, TX 76258 11470 Massey Road, Pilot Point, TX 76258 (33.373354,-96.966173)
Access	Via US Highway 377 & Massey Road
Utilities	Pilot Point Water & Sewer CCN
Zoning	Pilot Point ETJ
Appraisal District Property ID	1002508, 41795, 294908
Floodplain	None
School District	Pilot Point ISD (B+ Rating per Niche.com)

(1) Purchaser to confirm all information during due diligence







PRICING	
Asking Price	\$4,500,000
Price Per Acre	\$96,606

SUMMARY OF BUILDINGS		
Structure	SF/Configuration	Current Rental Rate
Main House	8,924 (7 Bed/5.5 Bath)	Vacant \$3,800/mo potential (potential for long-term or Airbnb tenant)
Large Barn	18,115	Vacant (potential for rental as an event center)
Small Barn	8,360	\$1,000 per month for storage
Mobile Home	1,792	\$1,050 per month
Mobile Home	2,072	Occupied in exchange for Tenant maintaining the lawn/buildings on the property

*Square footages based on Denton County Appraisal District information.

Pilot Point, TX

2025 Demographics at a Glance

 6,771 Population	 35.3 yrs Median Age	 \$79,128 Median HH Income
 \$292,500 Median Home Value	 74.9% Homeownership	 +53% Growth Since 2020

SOURCES:

U.S. Census Bureau ACS 2024 · DataUSA 2024
World Pop. Review / Cubit Pop. Est. 2025

TAX INFORMATION

Taxing Entity	Tax Rate
Denton County	0.185938
Pilot Point ISD	0.938200
Total Tax Rate	1.124138

*Please note this property is currently ag exempt. Please check appraisal district to confirm.

46.58+/- ACRES
PILOT POINT ETJ



46.58+/- ACRES
PILOT POINT ETJ

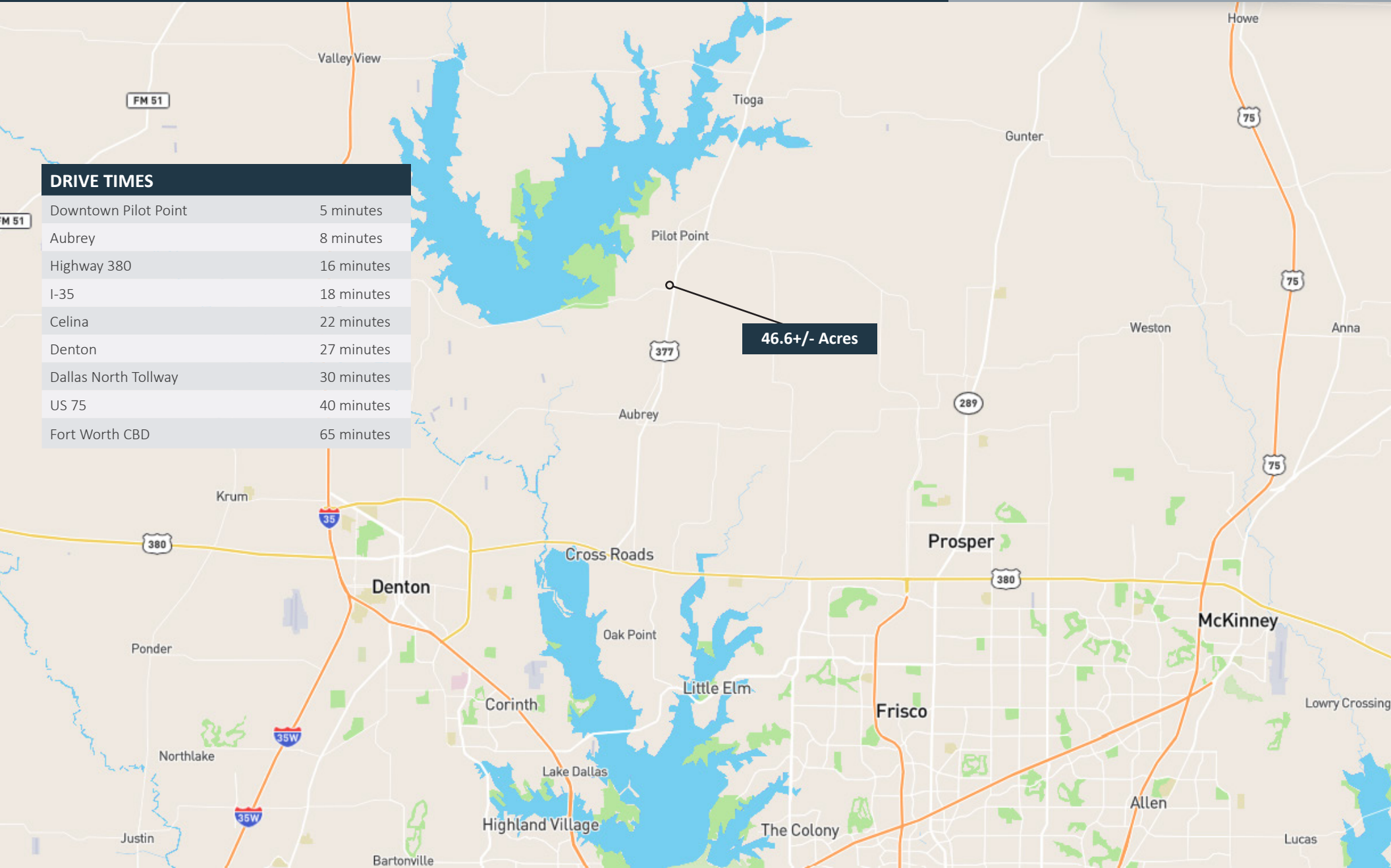


46.58+/- ACRES
PILOT POINT ETJ

DRIVE TIMES

Downtown Pilot Point	5 minutes
Aubrey	8 minutes
Highway 380	16 minutes
I-35	18 minutes
Celina	22 minutes
Denton	27 minutes
Dallas North Tollway	30 minutes
US 75	40 minutes
Fort Worth CBD	65 minutes

46.6+/- Acres







INVESTMENT HIGHLIGHTS



Strategic Location

- Positioned off US-377 just 1.5 miles south of downtown Pilot Point and 10 miles north of US-380, this property sits at the true gateway of one of North Texas' most rapidly emerging development corridors — capturing traffic and visibility from both the established community to the north and the explosive suburban growth pushing up from the south.
- TxDOT has proposed the widening and reconstruction of US-377 from north of Business 377E in Pilot Point all the way south to US-380 — expanding the current two-lane rural roadway to a six-lane urban divided thoroughfare — a transformative infrastructure investment that will dramatically increase the site's accessibility, visibility, and long-term land value.
- The Dallas North Tollway's latest extension through Prosper and Celina is scheduled for completion by end of 2027, with future extensions expected to continue northward along the Dallas Parkway alignment toward Pilot Point — placing this property squarely in the path of one of the most consequential infrastructure build-outs in North Texas history.



Zoning

- Located within Pilot Point's ETJ, the Site benefits from a highly flexible regulatory environment where the City actively encourages development through agreements, non-annexation arrangements, and strategic infrastructure expansion, offering a developer maximum control over the entitlement process.
- The existing improvements — including a 8,924 SF 7-bedroom home (1975 YOC), two mobile homes, a 8,360 SF barn, and an 18,115 SF barn — provide immediate income-producing potential and operational flexibility for a new owner, allowing a buyer to generate cash flow while pursuing longer-term entitlement and development planning.
- *Buyer to verify any zoning or county restrictions.*



Population and Demographics

- Pilot Point's population has surged 54.6% since the 2020 Census, growing from approximately 4,380 residents to roughly 6,770 in 2024, with city officials projecting over 10,000 residents by 2029 — and with multiple master-planned communities actively under development in and around the city, that trajectory is only accelerating.
- The current unemployment rate in Denton County is 3.3 percent per FRED, showing continued employment stability in the County. Per Texas Realtors, the median price for a home in Denton County as of early 2026 was \$425,000.

Downtown Pilot Point



Pilot Point Town Square



DFW HIGHLIGHTS

- The DFW area boasts a resilient and well-diversified economy, securing the fifth spot in the nation for growth, the total gross domestic product (GDP) for the Dallas-Fort Worth-Arlington metropolitan area (MSA) in 2024 was \$800 Billion. Recent surveys conducted by the Urban Land Institute have affirmed its stature, ranking it as the top market for real estate investment in 2025.
- The DFW metro’s estimated population of 8.3 million ranks it fourth among metro areas nationwide. Projections foresee substantial growth, with an anticipated rise to nearly 10 million by 2030, poised to surpass Chicago as the third-largest metro in the U.S.
- The Dallas Fed expects there to be 155,000 new jobs to be added in 2026, further solidifying its position as a powerhouse in employment dynamics.
- DFW’s recent accolades include being ranked #2 in the nation for Most Commercial Projects Underway, attaining the status of the #5 Fastest-Growing Economy in 2025, and securing the position of the #6 Most Innovative City in the World.
- Pilot Point, where the Site is located, is witnessing demographic shifts, and is experiencing a population surge of 8% annually, per the US Census Bureau.

Positioned within Denton County, a vital component of the Dallas-Fort Worth-Arlington Metropolitan Statistical Area (“DFW”), the Site contributes to the region’s robust demographic landscape. DFW, encompassing 12 counties in North Texas, reigns as the largest population center in Texas, the fourth largest in the U.S., and the seventh largest in the Americas.



**GROSS METROPOLITAN
PRODUCT**
\$800 Billion

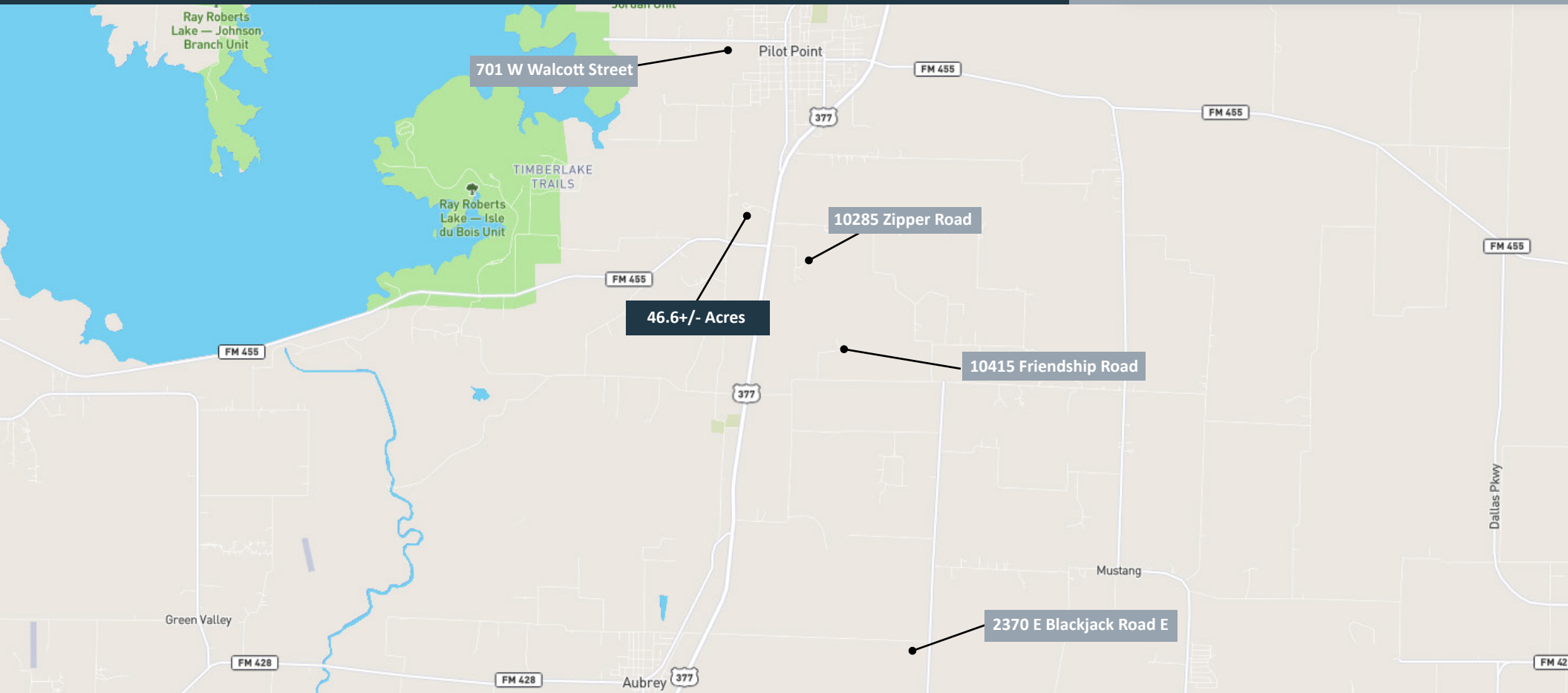


**DFW POPULATION
GROWTH**
2.18% (2023-2024)



**DFW ESTIMATED
POPULATION**
8.3 Million





SOLD COMPARABLE SUMMARY

Address	Acreage	Description	YOC	Sold Price	Sold Price per Acre	Sold Date	MLS #
10285 Zipper Road, Pilot Point, Texas 76258	44	5,976 SF Home (5 Bed/4 Bath) with 2 Barns	2002	\$5,340,000	\$121,364	Mar-24	20400963
10415 Friendship Road, Pilot Point, Texas 76258	37.714	3,846 SF Consisting of Multiple Mobile Homes and Barns	1999	\$3,900,000	\$103,410	Dec-23	14762097
701 W Walcott Street, Pilot Point, Texas 76258	30.1	8,393 SF Residence (6 Bed/ 6 Bath) and a Barn	1998	\$3,500,000	\$116,279	Mar-25	20573724
2370 E Blackjack Road E, Pilot Point, Texas 76258	30.57	3 Residences and 3 Barns (3,167 SF)	1995	\$3,260,000	\$106,640	Nov-23	20312829

*All information is from MLS.

ECONOMIC OVERVIEW

Denton County has a strong and growing economy, due to strong education, manufacturing, healthcare, logistics, and retail sectors. One of the county's biggest drivers is education, with the University of North Texas (UNT) and Texas Woman's University (TWU) bringing in over 55,000 students combined, which keeps local businesses, housing, and job growth booming. UNT alone has nearly 47,000 students, while TWU is the largest state-supported university for women in the U.S. Major employers like Peterbilt Motors, Texas Health Presbyterian, and Medical City Denton provide a strong employment base, while companies such as Sally Beauty Holdings highlight the county's growing retail and corporate presence. With excellent access along I-35 and ongoing investment in infrastructure and development, Denton County is positioned for continued job growth and long-term economic strength.



DENTON COUNTY MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
University of North Texas	8,891
Peterbilt Motors Company	2,000
Texas Health Presbyterian Hospital Denton	1,100
Texas Women's University	1,077
Sally Beauty Holdings	1,000
Medical City Denton	799

Source: Denton Economic Development Partnership



TEXAS WOMAN'S
UNIVERSITY™

SALLY BEAUTY
HOLDINGS, INC.



AREA OVERVIEW

Pilot Point, located in Denton County, is experiencing strong growth due to its prime location along Highway 377 and nearby the upcoming Dallas North Tollway extension. The city offers a small-town atmosphere with easy access to major job hubs in Frisco, Denton, and North Dallas. Key economic drivers include major employers like Pilot Point ISD, Peterbilt Motors in Denton, and Tetra Pak, along with a thriving equestrian and agribusiness sector. Retail and tourism are also expanding, with a revitalized downtown and attractions like Ray Roberts Lake drawing visitors and boosting the local economy. Residential and commercial development continues to rise, bringing new infrastructure and investment. Pilot Point is experiencing positive developments in its housing market. According to Realtor.com, as of May 2026, the median listing home price is approximately \$399,470.



TRANSPORTATION

Air: The Site is located approximately 32 miles north of Dallas/Fort Worth International Airport, offering both domestic and international flights. The Site also approximately 36 miles north of Dallas Love Field, which primarily serves domestic routes within the U.S. Denton Enterprise Airport is private commercial airport serving Denton County approximately 18 miles southwest from the Site.

Highway: This Site is located between 3 major north-to-south thoroughfares in Denton County. The Site features nearly a quarter mile of frontage along Highway 377, a major North-South thoroughfare in the DFW area. The Site will also be approximately 7.5 miles west from the Future Dallas North Tollway Expansion, and 11.5 miles west of Preston Road. The Site is also approximately 1,000 feet north of FM 455 which stretches across greater Denton and Collin County with plans to expand to a 6-lane divided highway.



EDUCATION OVERVIEW

The Pilot Point Independent School District serves approximately 1,550 students across multiple campuses, including elementary, middle, and high schools, and plays a key role in supporting the area's growing population. The district has earned an overall "B-" rating from Niche, reflecting solid performance across academics, faculty, and overall student experience. Additionally, the district has undertaken ongoing campus expansions and facility upgrades to accommodate continued growth.



DRIVE TIMES

Pilot Point Middle School	6 minutes
Pilot Point Elementary School	8 minutes
Pilot Point High School	8 minutes

46+/- Acres

April 2026 Statistics

Market

Pilot Point

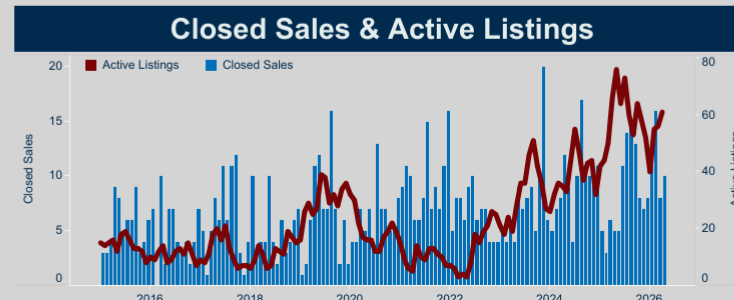
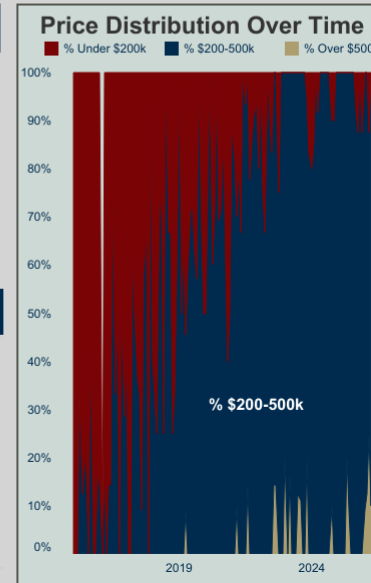
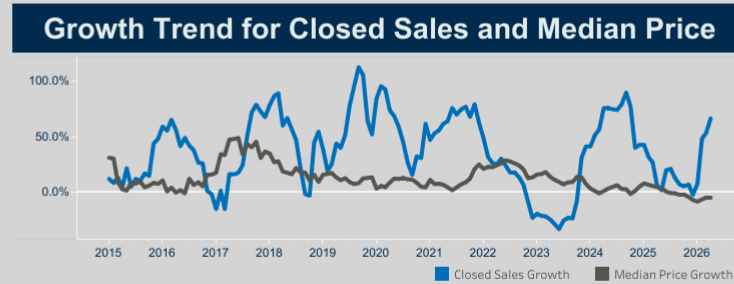
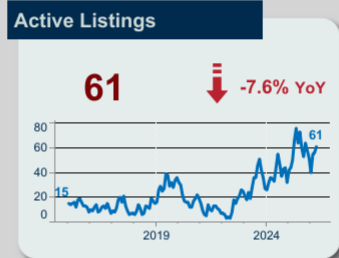
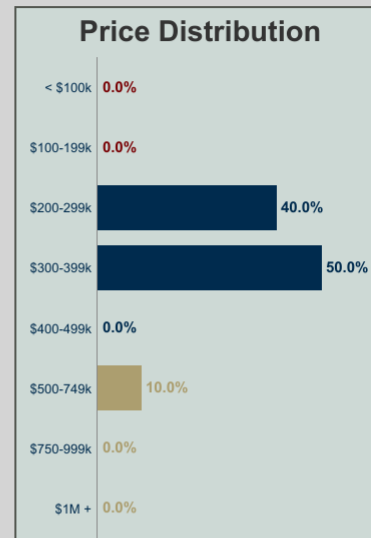
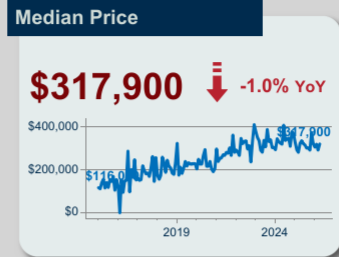
Property Type: All Residential (SF..)
Local Association: NTREIS
Market Type: City/Local Market ..
Market Name: Pilot Point
Frequency: Monthly
Date: 2026 April
Construction Type: All (Existing & Ne..)



Market

Time & Value

Download Preview

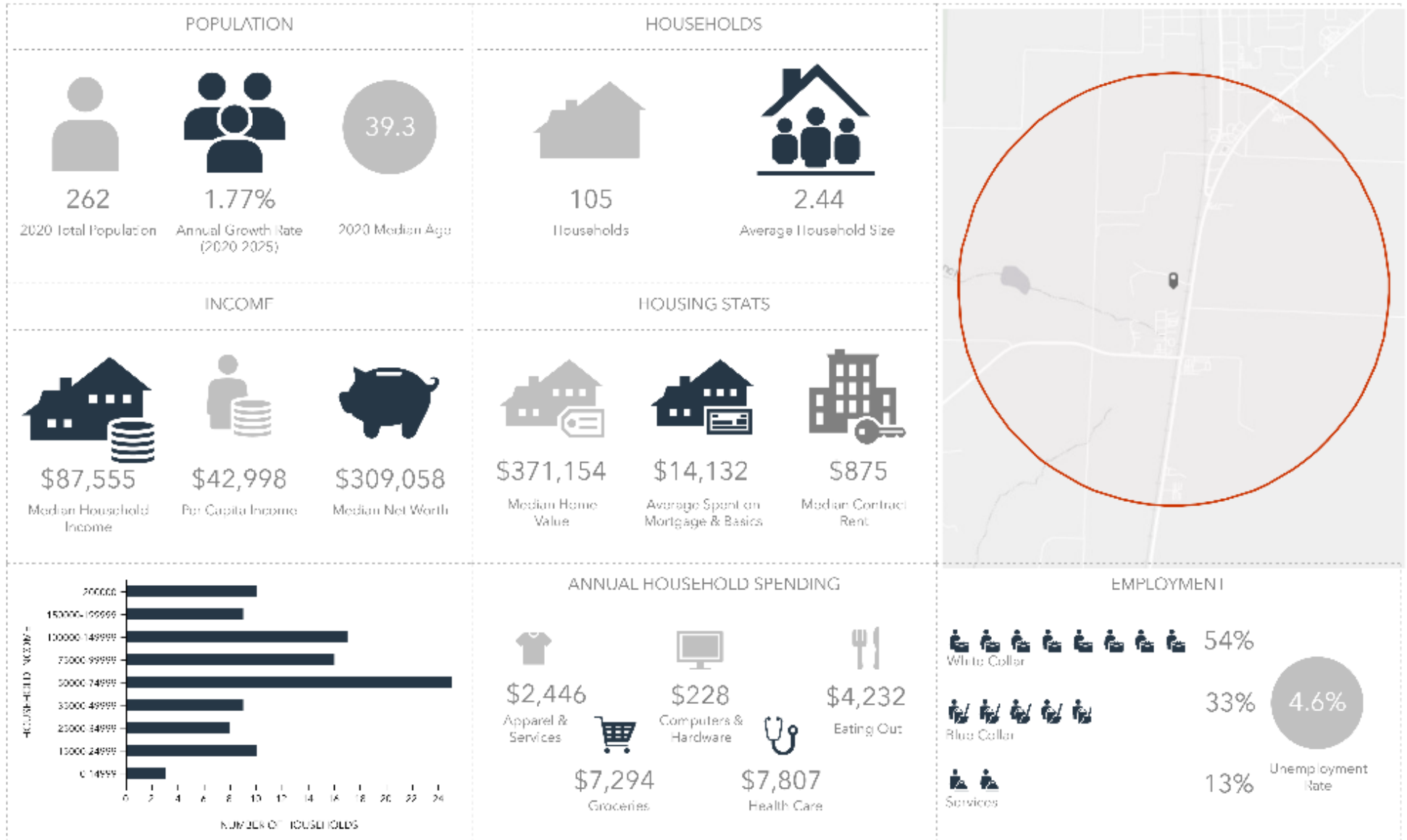


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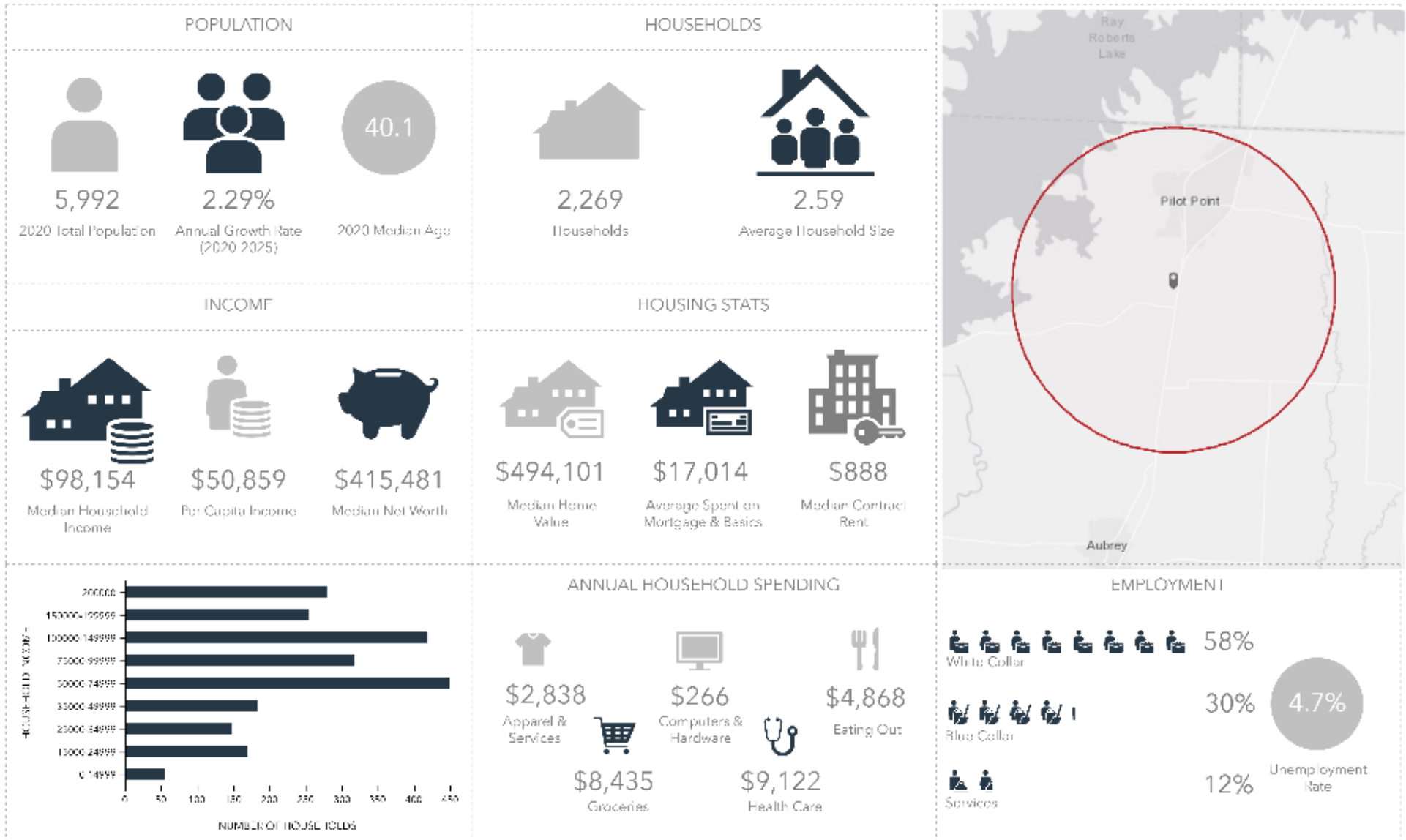
ATM TEXAS A&M UNIVERSITY Texas Real Estate Research Center



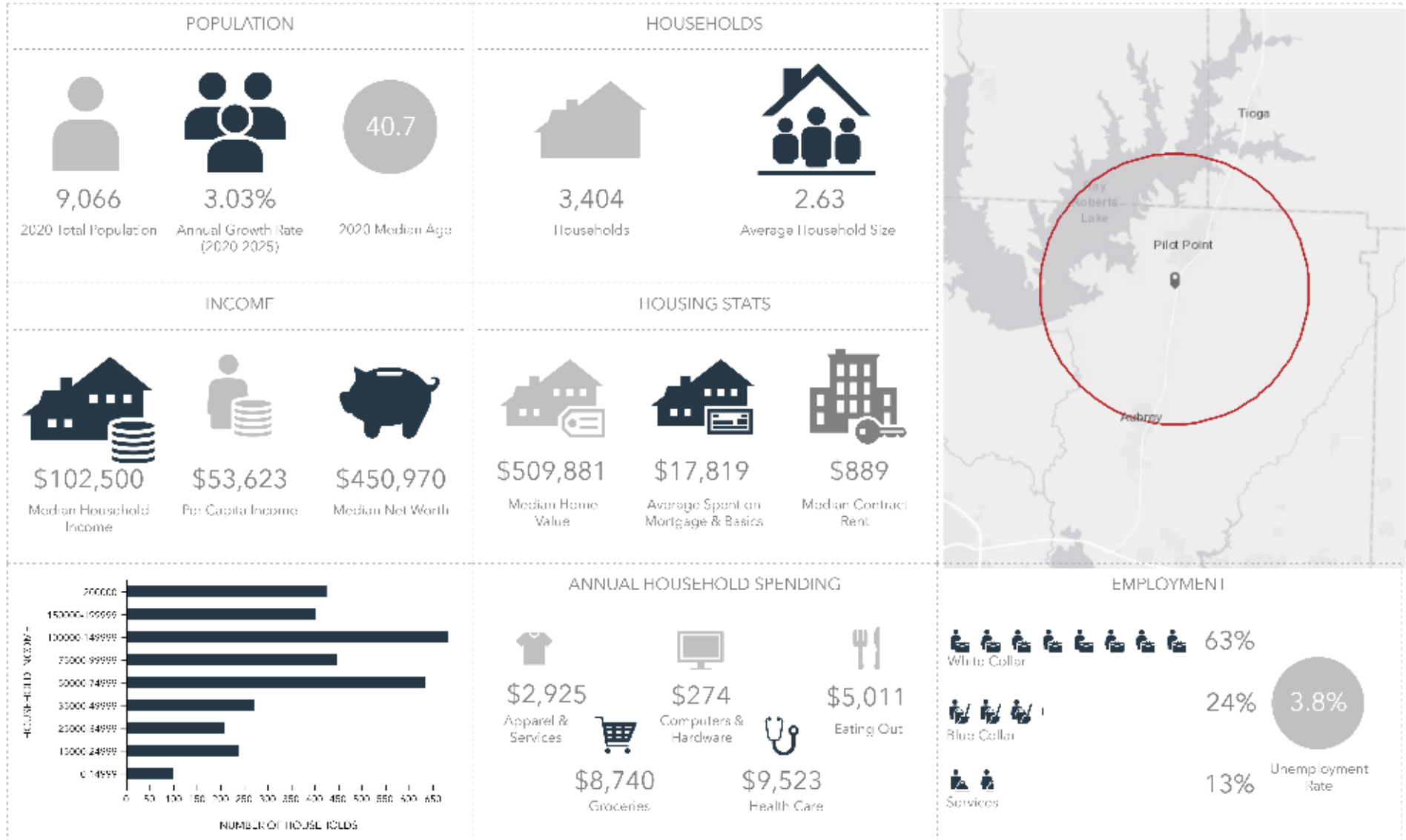
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (a client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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46.581+/- Acres | US-377 & Massey Road | Pilot Point, TX



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