

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1155 POINT VISTA ROAD

HICKORY CREEK, TX 75065



\$3,000,000



2,979 sqft



4 beds



2 baths

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## DESCRIPTION

OPEN RANCH DAY, SATURDAY, APRIL 18, FROM 9-11 AM WITH PRIZES! Fishing tournament (bring your own pole) from 10-11 AM with a prize awarded for the biggest and longest catch of the morning! Access using address 1150 Ellard Drive, Hickory Creek, Texas. Tucked away on just over twenty two acres in Hickory Creek TX, this rare North Texas land offering is bordered by U.S. Army Corps of Engineers property along Lake Lewisville, providing exceptional privacy, protected views, and long term land security. Opportunities like this are increasingly rare in the DFW metroplex, offering expansive acreage with both natural beauty and strategic location. The rolling terrain features a water fed pond with year round appeal, creating a peaceful setting ideal for recreation, fishing, or future estate planning. Mature natural surroundings and wide open space make this property well suited for a private ranch retreat, luxury estate, or long term land investment with flexibility for future use. An existing custom home sits on the property and provides a solid foundation for renovation or redevelopment. Buyers with vision can restore the residence into a refined Texas ranch style home, while investors and developers will immediately recognize the strength of the land position, protected neighboring acreage, and proximity to major growth corridors. According to conversations with the Town of Hickory Creek, the property may offer potential for half-acre residential development or light industrial use, subject to buyer due diligence, zoning verification, and municipal approvals. The true value of this offering lies in the land itself, its unique setting, and the long-term flexibility it provides. The property currently has an agricultural exemption, and a professional Honey Bee conversion is underway to expedite the AG exemption for the next owner.

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Active  
**MLS:** 21149132  
**YEAR BUILT:** 1995  
**COUNTY:** Denton  
**TRACT OR SUBDIVIION:** L Lithecum  
**LIST DATE:** 01/10/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 2,979  
**TOTAL BEDS:** 4  
**FULL BATHS:** 2  
**HALF BATHS:** 0  
**ACRES:** 22.69  
**LOT SIZE (SQFT):** 988,376

## INTERIOR FEATURES

### FIREPLACE:

- Masonry

### FLOOR COVERINGS:

- Carpet
- Tile

### APPLIANCES:

- GasCooktop

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Detached

### PARKING:

- AdditionalParking

### LOT DESCRIPTION:

- Acreage
- Agricultural
- Pasture
- PondOnLot

### ROOF TYPE:

- Shingle

### POOL TYPE:

- None

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Electric

### UTILITIES:

- SepticAvailable
  - WaterAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DoubleVanity
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**LISTED BY:** Collin Roberts 

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**BROKERED BY:** Compass RE Texas, LLC