

# CENTURY 21

Judge Fite Company



## 8293 US-377 HIGHWAY

PILOT POINT, TX 76258



\$3,049,000



2,640 sqft



4 beds



3 baths

## DESCRIPTION

3.049 +- Commercial Eligible Acres with over 225 feet of Highway 377 frontage. Now available for the first time in over 50 years, positioned directly in the path of opportunity. Not located in Flood Zone and Outside City Limits. East facing Prime location with immediate proximity to N. Sherman Drive, FM 455, Springhill Road and US HWY 380 known as the North Texas most active Commercial Corridors. This offering includes the opportunity to acquire the 3.049 acre tract, one of two contiguous parcels. The adjoining 2.716 Acre parcel is not for sale at this time and not included in this offering. Currently zoned residential this rare property is surrounded by expanding infrastructure and ongoing residential development, this location offers both immediate access and long term upside for investors, institutional assembly and commercial users. With planned TXDOT 6-lane highway expansion, this property is set to benefit from increased traffic counts, enhanced visibility and long term commercial viability. New owners will receive the eminent domain compensation from TXDOT partial acquisition which consists of approx 5,7678 sq ft. As infrastructure drives development, sites like this become key anchors for future retail, service or mixed use projects to cater to the surge of new residential development. Structured with a one-year lease back to Seller this income producing property has a residential 4 bedroom 3 bath with recreation room single family home or office and propane heated pool. Well-suited for an owner-operator looking to establish a flagship presence. Buyers are encouraged to conduct independent due diligence to verify all information. Owner occupied. This property is subject to eminent domain. Information uploaded in transaction desk Please contact Listing Agent Ashlee Luna for additional questions or to schedule a tour. Survey available.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21228436

**YEAR BUILT:** 1973

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Chambers

**LIST DATE:** 04/05/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,640

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 3.05

**LOT SIZE (SQFT):** 132,814

## INTERIOR FEATURES

**APPLIANCES:**

- BuiltInGasRange

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**STYLE:**

- Craftsman
- EarlyAmerican
- Detached
- Farmhouse

**PARKING:**

- AdditionalParking
- Aggregate

**LOT DESCRIPTION:**

- Acreage

**POOL TYPE:**

- Gunite
- Heated
- Pool

## UTILITIES


**UTILITIES:**

- CableAvailable
- SepticAvailable
- SeparateMeters
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
- 

**LISTED BY:** Ashlee Luna 

**PHONE:** 972.730.6024

**BROKERED BY:** RE/MAX Premier