

\$4,740,000 - 9470 S Highway 377, Pilot Point

MLS® #20905390

\$4,740,000

3 Bedroom, 2.10 Bathroom, 4,767 sqft

Residential on 20.64 Acres

None, Pilot Point, TX

Discover Your Prime Texas Homestead & Development Opportunity!

Nestled in the coveted Aubrey ETJ, in the heart of Horse Country USA, lies an exceptional 20-acre property boasting 394 feet of valuable frontage on Highway 377, perfectly positioned between the thriving towns of Pilot Point and Aubrey, TX. Within 2 miles of future Outer Loop alignment alternatives & close to major housing developments on Hwy 377 in Aubrey.

Imagine the possibilities! With the anticipated expansion of Highway 377 into a major 6-lane thoroughfare, this strategically located land offers boundless potential for:

World-Class Equine Programs: Capitalize on the existing infrastructure, including a well-appointed 12-stall mare barn and a covered arena, to create a premier equestrian facility.

Multifamily Developers: Seize the opportunity to develop much-needed housing in a rapidly growing area with enhanced future accessibility.

Industrial Developers: Leverage the significant highway frontage and accessibility for commercial or light industrial ventures. Beyond its development potential, this property offers an idyllic lifestyle. The stunning home features a stylish, open floor plan with a gourmet chef's kitchen and stainless steel



appliancesâ€”perfect for entertaining family and friends. Step outside and immerse yourself in nature's beauty, with 40-year-old mature trees lining the private drive and a sustainable pond creating a tranquil oasis.

Enjoy an exceptional quality of life with direct frontage on the future 6-lane Highway 377 and convenient access to:

The recreational paradise of Ray Roberts Lake State Park.

Major transportation arteries, including I-35 and the Dallas North Tollway (DNT), connect you to the wider Dallas-Fort Worth Metroplex. From pursuing workshop hobbies to savoring tranquil sunsets and exploring nature trails, this property offers a vibrant blend of luxury and peace.

Developers, this perfectly located property on Highway 377 is a must-see!

Built in 1976

Essential Information

MLS® #	20905390
Price	\$4,740,000
Bedrooms	3
Bathrooms	2.10
Full Baths	2
Half Baths	1
Square Footage	4,767
Acres	20.64
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	9470 S Highway 377
Subdivision	None
City	Pilot Point
County	Denton
State	TX
Zip Code	76258

Amenities

Utilities	All Weather Road, City Sewer, City Water, Concrete, Curbs, Electricity Connected, Gravel/Rock, Individual Gas Meter, Individual Water Meter, Natural Gas Available, Underground Utilities
# of Garages	2
Garages	Driveway, Garage Door Opener, Garage Faces Rear, 2-Car Single Doors, Lighted
Has Pool	Yes
Pool	Gunite, In Ground

Interior

Interior Features	Built-in Features, Cable TV Available, Cedar Closet(s), Decorative Lighting, Eat-in Kitchen, High Speed Internet Available, Wainscoting, Walk-In Closet(s)
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Family Room, Gas, Gas Logs, Gas Starter, See Through Fireplace

Exterior

Lot Description	Acreage, Adjacent to Greenbelt, Agricultural, Few Trees, Lrg. Backyard Grass
Roof	Composition, Shingle
Construction	Brick, Concrete, Wood
Foundation	Slab

School Information

District	Pilot Point ISD
Elementary	Pilot Point
Middle	Pilot Point
High	Pilot Point

Listing Details

Listing Agent Muniraj Janagarajan

Listing Office Muni Realty LLC

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Listing information last updated on November 21st, 2025 at 4:00am CST