

1011 Shadow Lakes Drive, Wills Point, Texas 75169

MLS#: 20306240 Active

Property Type: Land

[1011 Shadow Lakes Drive Wills Point, TX 75169-8857](#)

SubType: Unimproved Land

LP: \$1,750,000

OLP: \$2,200,000



Subdivision: Shadow Lakes Ph 1

County: Kaufman

Country: United States

Parcel ID: [77603](#)

Lot: 35 Block: 10

Legal: SHADOW LAKES PH 1, BLOCK 10, LOT 35

Unexempt Tx: \$6,440

Spcl Tax Auth:

Lst \$/Acre: \$117,213.66

Lake Name:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No

PID:

Lots: 1

Lots Sold Sep:

Lots Sld Pkg:

Rd Front:

Frontg Ft:

1,431

Rd Asmt:

Land SqFt: 650,351

Acres: 14.930

\$/Lot SqFt: \$2.69

Lot Dimen:

Will Subdv: Yes

Land Leased: No

HOA: None

HOA Website:

HOA Co:

HOA Management Email:

General Information

Land Leased: No

AG Exemption: No

Tanks/Ponds: 0

Wells:

Cultivated Acres:

Bottom Land Ac:

School Information

School Dist: Wills Point ISD

Elementary:

Middle: Willspoint

High: Willspoint

Primary: Willspoint

Jr High: Willspoint

Sr High:

Intermediate: Willspoint

Features

Lot Description: Acreage, Cleared, Corner Lot, Level, Other, Subdivision, Undivided

Lot Size/Acres: 10 to < 50 Acres

Restrictions: No Known Restriction(s)

Present Use: Commercial

Easements: Other

Proposed Use

Agricultural, Commercial, Development, Highway/Tourist Service, Investment, Mini-Storage, Mixed Use, Multi-Family, Residential, Retail, Single Family, Subdevelopment, Unimproved, Vacant, See Remarks

Documents: Aerial Photo

Zoning Info: Residential Acreage, Commercial, I-20 Frontage

Type of Fence:

Development: Streets Installed, Other

Exterior Bldgs:

Street/Utilities: All Weather Road

Road Front Desc: Interstate

Miscellaneous:

Road Surface: Asphalt

Road Frontage:

Crops/Grasses:

Special Notes: Aerial Photo

Soil: Unknown

Prop Finance:

Surface Rights:

Possession: Closing/Funding

Vegetation: Grassed

Plat Wtrfn Bnd:

Horses: Yes

Lake Pump:

Dock Permitted:

Remarks

Property Description: 1431 feet of frontage along Interstate 20 access road. Wills Point is a an east Dallas sub-market, 45-minutes east of Dallas in I-20. Zoned Commercial, Perfectly suited for retail, restaurant, neighborhood services, office, flex, retail, or residential. Located outside ETJ. This 14.93 acre tract is perfectly perched on the access road, near a west bound on-ramp to I-20 heading into Dallas. The parcel is adjacent to the highly sought after Shadow Lakes community. Residents in this area enjoy this desirable location because of the wide open spaces and mature trees, oversized lots with acreage, and beautifully designed large custom homes, as well as high-ranking public school systems. Highly visible, excellent frontage, Affluent demographic central location between Dallas and Tyler. Strong East Dallas Submarket. Along major Interstate Highway. Desirable and growing community in need of retail center, grocery store, neighborhood services, retail, restaurants, medical, etc.

Public Driving Directions: Wills Point is 45-minutes east of Dallas on I-20. Property has 1431 ft frontage along I-20 access road, just west of FM-2965. 14.93 acre adjacent to highly sought after Shadow Lakes community, perfectly suited for retail center, grocery store, restaurant, neighborhood services, residential, MF

Private Rmks: Wills Point is a an east Dallas sub-market, 45-minutes east of Dallas in I-20. This commercial property has 1431 feet of frontage along Interstate 20 access road. Perfectly suited for retail, restaurant, neighborhood services, office, flex, retail, or residential. This 14.93 acre tract is perfectly perched on the access road, near a west bound on-ramp to I-20 heading into Dallas. The parcel is adjacent to the highly sought after Shadow Lakes community. Residents in this area enjoy this desirable location because of the wide open spaces and mature trees, oversized lots with acreage, and beautifully designed large custom homes, as well as high-ranking public school systems. Highly visible, excellent

frontage, Affluent demographic central location between Dallas and Tyler. Strong East Dallas Submarket. Along major Interstate Highway. Desirable and growing community in need of retail center, grocery store, neighborhood services, retail, restaurants, medical, etc.

IntraOffice

Remarks:

Seller Concessions YN:

Bring all offers. Contact Listing agent for additional details.

Agent/Office Information

CDOM: 554

DOM: 554

LD: 04/17/2023

XD: 04/17/2025

List Type: Exclusive Right To Sell

List Off: [Ebby Halliday, REALTORS \(EBBY26\) 972-771-8163](#)

LO Fax: 972-772-6127

Brk Lic: 0257740

LO Addr: 2900 Ridge Road Rockwall, Texas 75032

LO Email:

List Agt: [Kimberly Woodul \(0737201\) 214-392-7303](#)

LA Cell:

LA Fax:

LA Email: KimWoodul@Ebby.com

LA Othr:

LA/LA2 Texting: Yes/No

LA Website: www.KimWoodulRealtor.com

LO Sprvs: Sylvia Kidd (0498057) 972-771-8163

Off Web:

Pref Title Co: TPT- Jason Ripoll

Location: 2900 Ridge Road Rockwall 469-330-1067

Showing Information

Call: Agent

Appt: 2143927303

Owner Name: See Listing Agent

Keybox #: Vacant Land

Keybox Type: None

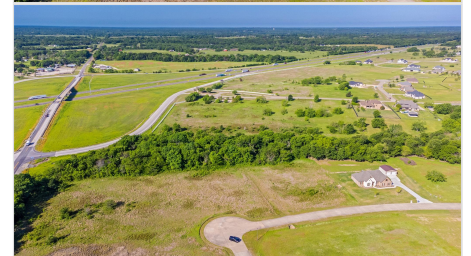
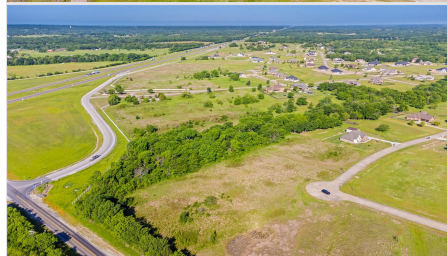
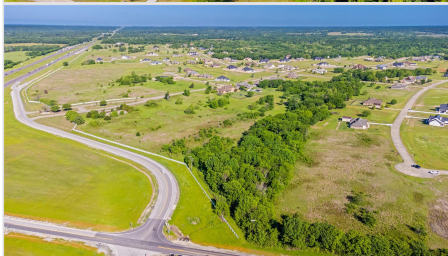
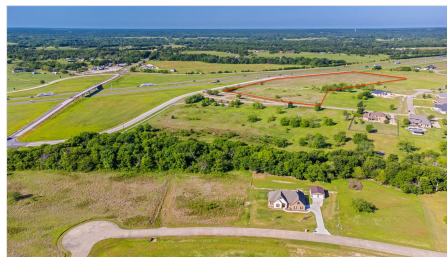
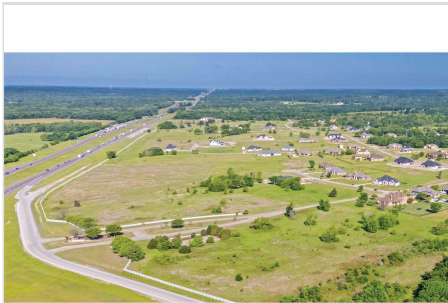
Seller Type: Standard/Individual

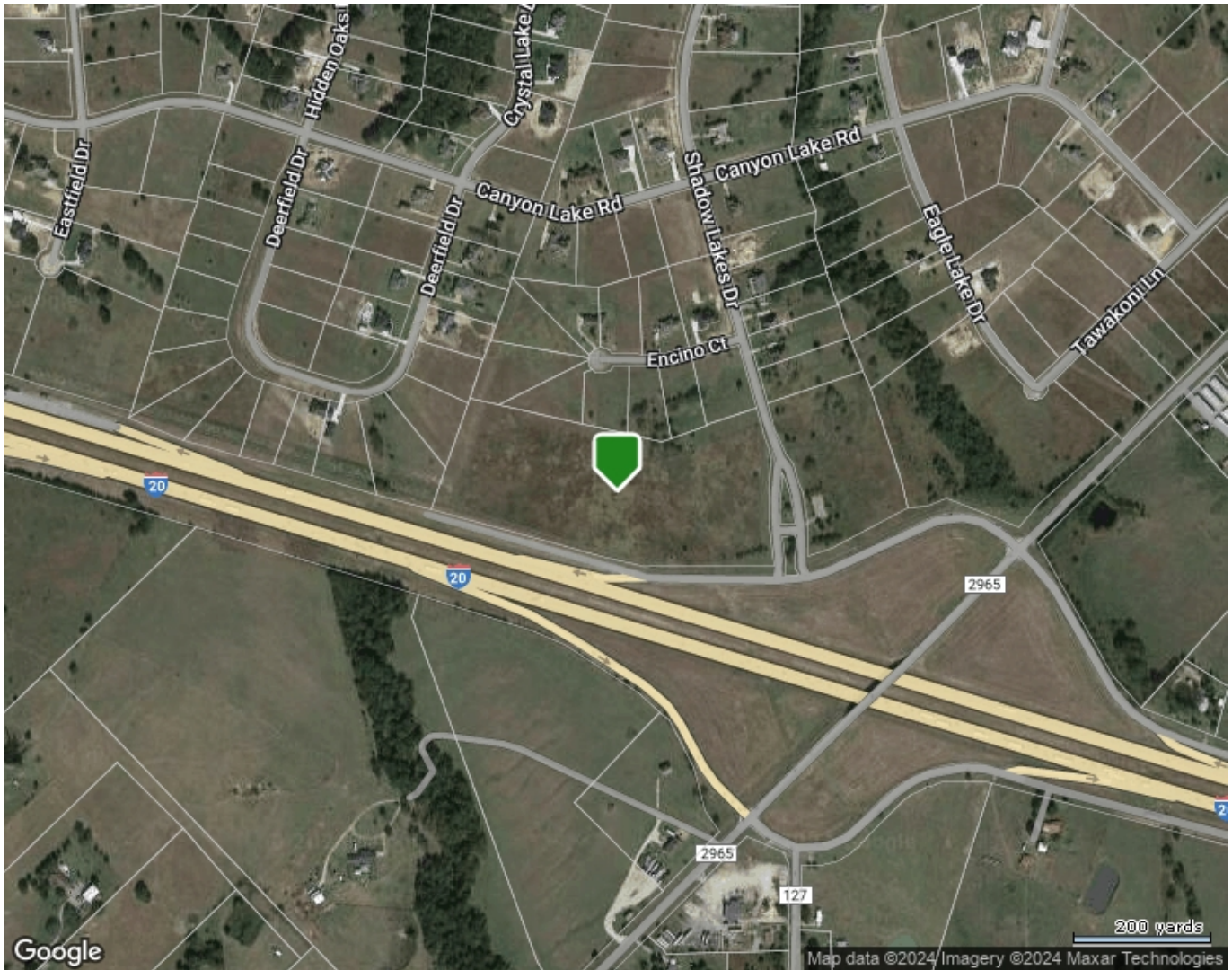
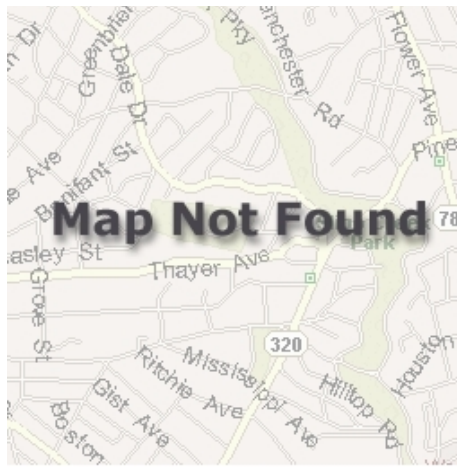
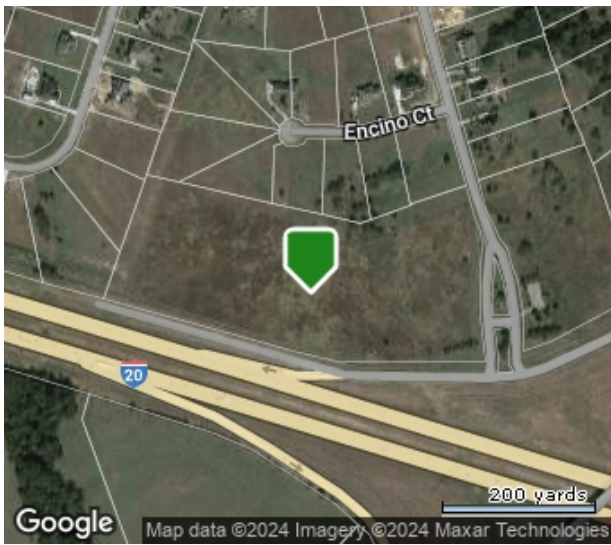
Show Instr: Contact Listing Agent for all inquiries and showing instructions. 14.93 acres vacant land with frontage on I-20, just west of FM 2965. Additional 1.37 acre tract available in Shadow Lakes Estate community available for sale by same owner, not contiguous to this parcel.

Show Srvc: None

Showing:

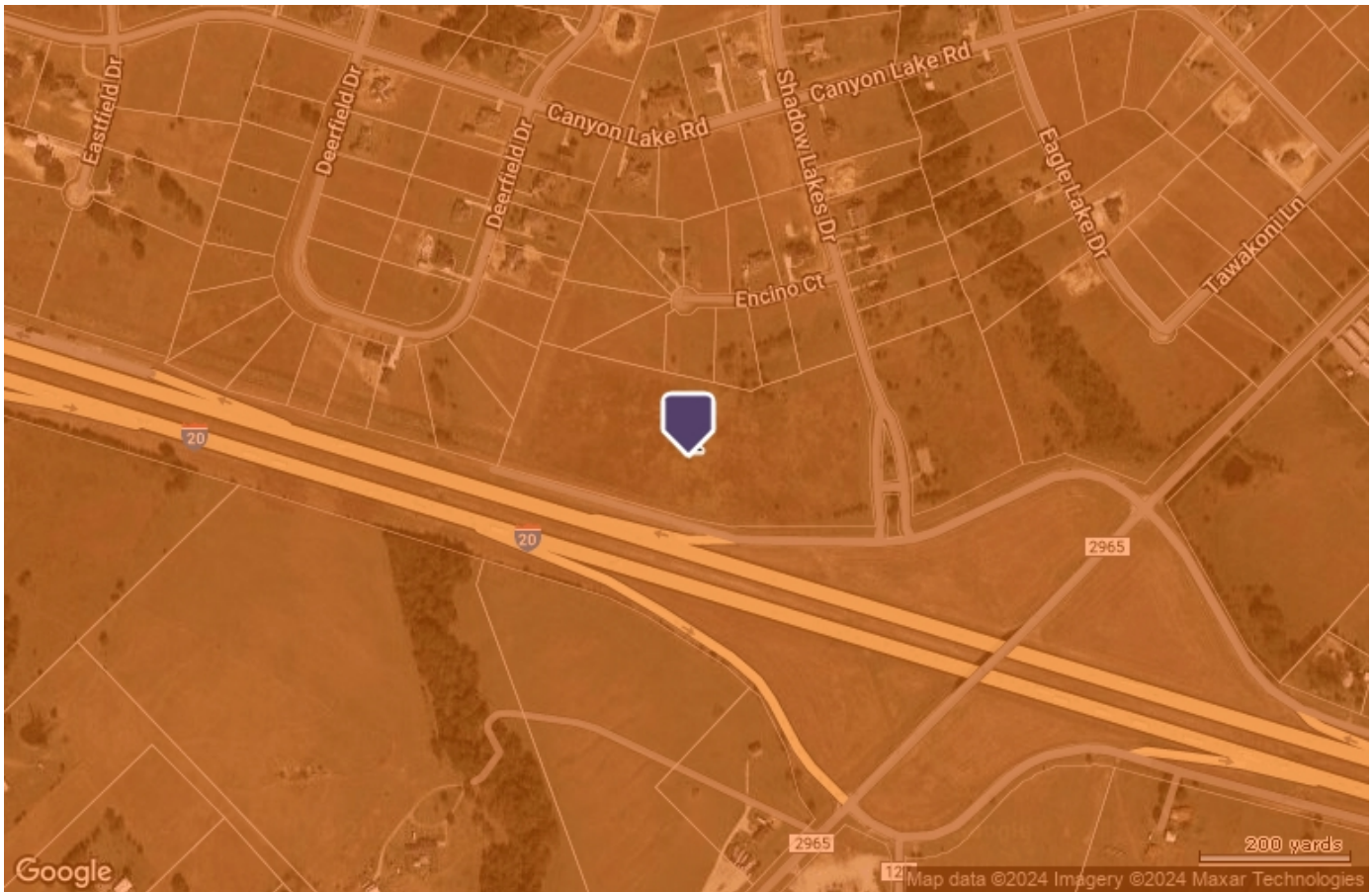
Prepared By: Kimberly Woodul Ebby Halliday, REALTORS on 10/22/2024 11:51





Flood Zone Code: X
Flood Zone Date: 07/03/2012
Flood Zone Panel: 48257C0250D
Flood Code Description: Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.

Special Flood Hazard Area (SFHA): Out



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

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