

14771 Shearer Road, Pilot Point, Texas 76258

MLS#: 21249825 **N** Active

14771 Shearer Road Pilot Point, TX 76258-7906

LP: \$15,000,000

Property Type: Land

SubType: Improved Land

OLP: \$15,000,000

Recent: 04/24/2026 : NEW



Lst \$/Acre: \$184,865.66

Subdivision: F Warren
County: Denton
Country: United States
Parcel ID: [R76429](#)
Parcel ID 2: R239553, R239554
Lot: **Block:**
Legal: A1401A F. WARREN, TR 7,8, 38.958 ACRES, OLD D
Unexmpt Tx: \$265
Spcl Tax Auth: No
PID:No

Lake Name:
Plan Dvlpm:
MultiPrcl: Yes **MUD Dst:** No

Land SqFt: 3,534,458 **Acres:** 81.140 **\$/Lot SqFt:** \$4.24
Appraiser: **Subdivided:** Yes
Lot Dimen: **Will Subdv:** Subdivided

HOA: None **HOA Co:**
HOA Website:
HOA Management Email:

General Information

AG Exemption: Yes **# Wells:** **Bottom Land Ac:**

School Information

School Dist: Pilot Point ISD
Elementary: Pilot Point **Middle:** Pilot Point **High:** Pilot Point

Features

Lot Description: Acreage, Interior Lot, Many Trees
Lot Size/Acres: 50 to =< 100 Acres
Present Use: Agricultural, Residential
Proposed Use: Development, Residential
Zoning Info: Unzoned
Development: Unzoned
Street/Utilities: Electricity Available, Electricity Connected, Outside City Limits, Septic, Well
Soil:
Surface Rights:
Waterfront:
Horses: Yes **Dock Permitted:**

Restrictions: No Known Restriction(s)
Easements: None
Documents:
Type of Fence:
Exterior Bldgs:
Prop Finance: Cash, Conventional, USDA Loan, VA Loan
Possession: Closing/Funding
Showing: Appointment Only, Showing Service
Lake Pump:

Remarks

Property Description: Welcome to Shearer Road Ranch, a premier 81-acre development opportunity ideally located between Celina and Pilot Point in one of North Texas' fastest-growing corridors. Positioned just north of the future Outer Loop with easy access to FM 1385 and the Dallas North Tollway, this property sits directly in the path of expansion, making it a strategic investment with significant upside. The land features a desirable mix of open pasture and scattered mature trees, with gently rolling topography that lends itself well to subdivision, multiple homesites, or a master-planned residential project. Its size, layout, and accessibility provide flexibility for a wide range of development possibilities. With no zoning restrictions, the property offers maximum freedom for residential, agricultural, or mixed-use development. Whether you're looking to develop now or hold for future appreciation, this tract presents a rare opportunity in a high-growth area. Existing improvements, including a 3,300 sq ft home, barn, and fenced areas, add immediate utility and holding value while development plans are put in place. Large, contiguous tracts in this location are increasingly hard to find—making this a standout opportunity for investors, developers, or those looking to secure land in the path of progress.

Public Driving Directions: From FM 1385 go East on Lights Ranch Rd, Lights Ranch will curve to the north, then East on Shearer Rd. Property will be on the left.

Seller Concessions YN:

Agent/Office Information

CDOM: 0 **DOM:** 0 **LD:** 04/24/2026 **XD:** 09/22/2026

List Type: Exclusive Right To Sell

List Off: [Texas Homes and Land \(TXHL01C\) 214-908-5468](#) **LO Fax:** **Brk Lic:** 0450333
LO Addr: 147 N Ohio St Celina, Texas 75009 **LO Email:** coryann@texashomesandland.com
List Agt: [Coryann Johnson \(0450333\) 214-908-5468](#) **LA Cell:** 214-908-5468 **LA Fax:**
LA Email: coryann@texashomesandland.com **LA Othr:** **LA/LA2 Texting:** Yes/
LA Website: www.texashomesandland.com **LO Sprvs:** **Coryann Johnson (0450333) 214-908-5468**
Off Web: <http://www.texashomesandland.com>
Pref Title Co: Chapin Title-Jodi **Location:** 500 US - 377, Pilot Point 940-686-4445

Showing Information

Call:	Showing Service	Appt:	(800) 257-1242	Owner Name:	See Tax Role
Keybox #:	0000	Keybox Type:	Other	Seller Type:	Standard/Individual
Show Instr:	Schedule showing appointments through Broker Bay.				
Show Allowed:	Yes				
Show Srvc:	BrokerBay				
Occupancy:	Owner	Open House:			
Showing:	Appointment Only, Showing Service				

Prepared By: Coryann Johnson Texas Homes and Land on 04/24/2026 12:41

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