



ENTITLED RESIDENTIAL DEVELOPMENT TRACT

Red Oak Estates

10.76 Acres · 29-Lot Approved Plat · Tioga, Grayson County, Texas

\$1,076,000 \$100,000 / acre · approx. \$37,100 / lot

01 Executive Summary

A rare, fully entitled development opportunity at a hard corner in one of North Texas's fastest growing corridors.

Red Oak Estates is a 10.76 acre tract carrying an approved plat for a 29 lot single family community. The front end work is complete and conveys with the sale, allowing a builder or developer to bypass 12 to 18 months of entitlement work and move straight toward construction.

The property holds dual frontage on Buck Creek Road and S. Florence Street, has been annexed into the City of Tioga, and sits minutes from Lake Ray Roberts in the path of growth pushing north out of Denton County.

CONVEYS WITH SALE

- Approved final plat, 29 single family lots
- Engineered civil drawings
- Geotechnical report
- Boundary & topographic surveys
- Platted utility & drainage easements



TOTAL AREA
10.76 AC

APPROVED LOTS
29

PRICE
\$1.076M

PER ACRE
\$100K

02 Investment Highlights

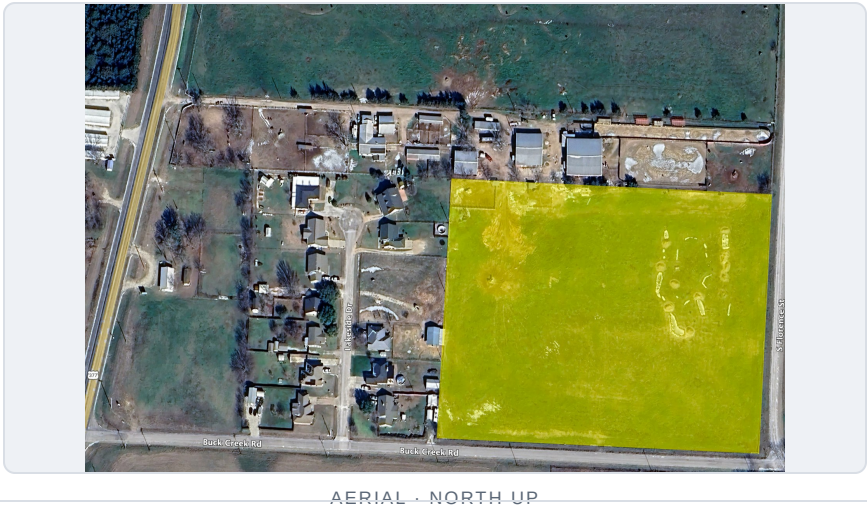
- 1 **Shovel-ready entitlements.** Approved final plat for 29 single family lots (Red Oak Estates), skip 12 to 18 months of front-end work.
- 2 **Complete document package conveys.** Surveys, engineered civil drawings, geotechnical report, and topo all transfer with the sale.
- 3 **Annexed into the City of Tioga.** Platted as an addition to the city with utility & drainage easements in place.
- 4 **Hard corner, dual frontage.** Approx. 757 ft on Buck Creek Rd and 617 ft on S. Florence St.
- 5 **Path-of-growth location.** Demand pushing north out of Denton County, one of the fastest growing regions in Texas.
- 6 **Lake Ray Roberts lifestyle.** Minutes from the lake, about 60 miles north of Dallas, amenity appeal that supports new housing.
- 7 **Major-corridor access.** FM 121, US-377, Preston Rd, and the future Dallas North Tollway extension.
- 8 **Execution flexibility.** Build the approved 29-lot plan or repurpose the entitled, utility-served acreage for an alternative use.



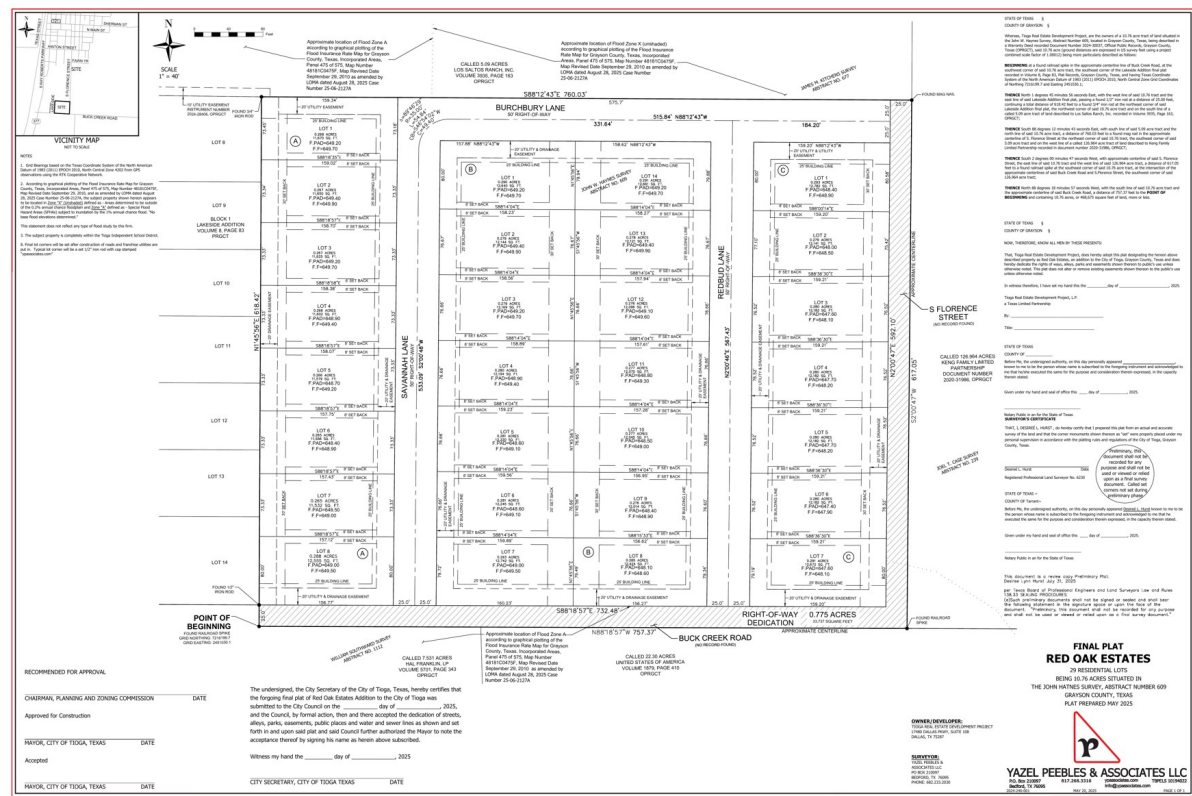
03 Property Overview

Property	Red Oak Estates, entitled development tract
Address	TBD S. Florence Street, Tioga, TX 76271
County	Grayson County, Texas
Total Area	10.76 acres (468,675 SF), gross
Approved Lots	29 single family residential
Frontage	approx. 757 ft Buck Creek Rd, 617 ft S. Florence St
Survey	John W. Haynes Survey, Abstract No. 609
Topography	Generally level
Jurisdiction	Annexed into City of Tioga
Proposed Use	Single-family development
Price	\$1,076,000 (\$100,000/acre)

A 0.775-acre right-of-way dedication for Buck Creek Road is reflected on the plat; net platted area is approximately 9.99 acres. Buyer to verify all figures, zoning, and density independently.



04 Approved Plat & Development



The approved plat lays out 29 single family lots served by an internal street network (Burchbury Lane, Redbud Lane, and Savannah Lane) with platted 20-ft utility & drainage easements and standard building setback lines.

A buyer may execute the approved 29-lot plan as drawn, or use the completed entitlement work as a foundation to repurpose the tract for an alternative use, subject to City of Tioga approval. Buyer to verify zoning and density for any alternative use.

05 Location & Market

Tioga sits on the shores of Lake Ray Roberts, roughly 60 miles north of Dallas, directly in the path of North Texas's northward expansion.

TO DOWNTOWN DALLAS ~60 mi	SETTING Lake Ray Roberts	COUNTY Grayson	GROWTH PATH N. of Denton Co.
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The property offers direct access to FM 121, US-377, Preston Road, and the future Dallas North Tollway extension, connectivity that places it within commuting reach of the broader DFW Metroplex.

Tioga and the surrounding North Grayson County market are seeing strong, sustained residential demand as affordability and growth push buyers and builders north out of Denton County. Entitled, build-ready inventory at this scale is scarce in the immediate area, positioning Red Oak Estates to meet demand without the time and risk of the entitlement process.

The Lake Ray Roberts setting adds lifestyle appeal, recreation, open space, and waterfront proximity, that supports absorption and pricing for new single-family product.



06 Due Diligence & Process

- 1 Initial Review**
Plat and boundary survey are available now to interested parties for preliminary evaluation.
- 2 Letter of Intent**
Qualified buyers submit an LOI outlining price and terms. The full document package is released upon acceptance.
- 3 Document Review Window**
A defined review period during the LOI stage to examine the stamped engineering set, geotechnical report, and supporting materials.
- 4 Contract**
Upon completion of review and continued buyer interest, the parties move to a definitive purchase contract.

AVAILABLE NOW / UPON LOI

- **Now:** Final plat & signed boundary survey
- **Upon LOI:** Engineered civil drawings (stamped)
- **Upon LOI:** Geotechnical report
- **Upon LOI:** Engineer's Opinion of Probable Cost



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All information is deemed reliable but not guaranteed. It is the sole responsibility of the buyer and buyer's agent to independently verify acreage, lot count, zoning, density, annexation status, utility availability, easements, tax status, entitlement standing, and all other relevant information about the property. Acreage is approximate; gross area is 10.76 acres with an approximate 0.775 acre right-of-way dedication. Information subject to change or withdrawal without notice.