



265 COOKS CORNER ROAD
POTTSBORO, TX 75076



\$2,900,000



1,917 sqft



3 beds



2 baths

DESCRIPTION

This property is situated in a rapidly growing corridor near Lake Texoma, the acreage presents exciting possibilities for subdivision, ranchette parcels, a private gated community, RV or cabin retreat, or mixed-use recreational development, subject to local approvals. With increased demand for land near the lake and continued growth in the surrounding area, this property offers both immediate usability and long-term upside. Opportunities like this large acreage near the lake with a home ready for your personal touch are increasingly rare. Bring your vision and unlock the possibilities. Sprawling acreage provides room for livestock, horses, hunting, trails, additional structures, or simply enjoying wide-open Texas skies. Mature trees, natural terrain, two ponds, and abundant wildlife create a serene backdrop just minutes from lake recreation, boating, fishing, and growing local amenities. This is an ideal chance to renovate the house and make it your own while adding immediate value. With solid bones and a peaceful rural setting, a little vision will transform this house into a charming country homestead or weekend getaway also. Large shop next to the home for all your projects or storage needs. The 99 acres property offers endless potential for those seeking space, privacy, and most of all opportunity. Whether you're dreaming of a private ranch, recreational retreat, investment project, or future development, this expansive tract delivers the perfect canvas. Available to subdivide if you don't need all 99 acres, contact us for more info.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21157189
YEAR BUILT: 1998
COUNTY: Grayson
TRACT OR SUBDIVIION: Lb Ham Surv Abs #554
LIST DATE: 02/14/2026

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AREA:
SQUARE FEET: 1,917
TOTAL BEDS: 3
FULL BATHS: 2
HALF BATHS: 0
ACRES: 99
LOT SIZE (SQFT): 4,312,440

INTERIOR FEATURES

APPLIANCES:

- Dishwasher
- Disposal

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Detached

PARKING:

- RvAccessParking
- Storage
- WorkshopInGarage

LOT DESCRIPTION:

- Acreage

ROOF TYPE:

- Composition

POOL TYPE:

- None

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- DecorativeDesignerLightingFixtures
 - HighSpeedInternet
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LISTED BY: Heather McCallister 

BROKERED BY: Favored Realty