

$ 699,000



9312 FM 512, Wolfe City, TX 75496

- Beds: 3 | Baths: 2 Full
- MLS #: 21431345
- Farm/Ranch | 1,636 ft^2 | Lot: 25.11 acres
- More Info: 9312FM512.IsForSale.com



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AIRSPACE

Rare opportunity to own 25.110 acres featuring Magee Airport (FAA Identifier 42TX), an established FAA-registered private airport with a 2,500-foot north-south turf runway. This exceptionally level and usable property offers outstanding potential for the development of a small residential airpark community, private aviation estate, hobby farm, or recreational retreat. Conveniently located near Greenville, northeast of the Dallas-Fort Worth Metroplex, the property features approximately 2,300 feet of frontage along FM 512, providing excellent access and flexibility for future development. Existing improvements include an older 1,600-square-foot, 3-bedroom, 2-bath residence with a solar electric system and a spacious 35 x 80 aircraft hangar or workshop offering approximately 2,800 square feet of enclosed space. The home has been vacant for approximately two years and has some deferred maintenance, offering an opportunity for renovation and updating. The level topography, generous road frontage, established runway, and existing improvements make this property particularly attractive for buyers interested in creating a small aviation community with individual homesites and hangars, subject to applicable development approvals. Whether your vision includes developing a boutique residential airpark, establishing a private flying retreat, or enjoying the freedom of a spacious Texas hobby farm, this unique property

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