



LAKESIDE ESTATES

Sanger, TX 76266

Contact

 +1 (817) 793-0209
 steveb@trecrei.com
 www.lakeviewsanger.com
 1180 McReynolds Rd, Sanger, TX 76266



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Community Overview

Own a piece of serene luxury at **Lakeside Estates**, an exclusive hilltop community with breathtaking views of Lake Ray Roberts. Ideal for custom homes, long-term investments, or peaceful retreats, this limited offering promises unmatched privacy and spectacular scenery.

Act now—these premium lots are selling fast!

Scenic Location & Land Highlights

- ✓ 180° panoramic views of the lake and valley
- ✓ Stunning sunrises and sunsets every day
- ✓ 22 exclusive, gated estate lots
- ✓ Located adjacent to the 29,000-acre Lake Ray Roberts

Freedom to Build your Dream Home

- ✓ Select the builder of your choice
- ✓ Building a house in your spare time is possible
- ✓ Minimum home size 4,300 SQFT
- ✓ HOA approval maintains quality and community standards

Prime Location & Connectivity

- ✓ 8 minutes to lake Ray Roberts Marina
- ✓ 15 minutes to Ray Roberts State Park
- ✓ 20 mins to University of North Texas (UNT)
- ✓ 45 to 50 mins to DFW Airport and Frisco
- ✓ Located within the award-winning Sanger ISD

Utility Benefits & Tax Advantages

- ✓ Private water wells and private septic system
- ✓ Propane service – no monthly gas bills
- ✓ Powered by CoServ Electric
- ✓ No city taxes – located in Denton County

Homesites

Block – Lot #	Acres	Facing	View	Price
Block A – Lot 01	2.004	West	Lake	
Block A – Lot 02	2.026	West	Lake	
Block A – Lot 03	2.278	West	Lake	
Block A – Lot 04	2.217	West	Lake	
Block A – Lot 05	2.15	South / West	Lake	
Block A – Lot 06	2.3	South	Lake	
Block A – Lot 07	3.075	South	Lake	
Block A – Lot 09	2	South	Lake / Valley	
Block A – Lot 10	2	South	Valley	
Block A – Lot 11	2.105	South	Valley	
Block A – Lot 12	2.057	East	Valley with Pond	
Block B – Lot 01	2.048	North / West	Lake	
Block B – Lot 02	2.149	North / East	Lake	
Block B – Lot 03	2.039	East	Lake	
Block B – Lot 04	2.01	West	Lake	
Block C – Lot 01	2.013	North / West	Lake / Valley	
Block C – Lot 02	2.157	East / West	Lake / Valley	
Block C – Lot 03	2.001	East	Valley	
Block C – Lot 04	2.004	East	Valley	
Block C – Lot 05	2.002	North	Valley	
Block C – Lot 06	2.001	North	Valley	
Block C – Lot 07	2	North	Valley	

Why Lakeside Estates?



Breathtaking Views

2 acre hilltop lots with 180° Lake Ray Roberts views and stunning sunrises/sunsets.



Build Your Way

Choose your builder and timeline – no deadlines, no pressure.



Smart Investment

Ideal for a future dream home or long-term value in a fast-growing area.



Prime Connectivity

45 to 50 mins to DFW & Frisco, 20 mins to UNT, within Sanger ISD.

Why Lakeside Estates? (Continue...)



Gated Security

Private, secure community with controlled access.



Nature at Your Doorstep

Minutes from Lake Ray Roberts Marina & State Park— filled with boating, fishing, hiking at weekends.



Lower Taxes

Residents benefit from lower annual property taxes without sacrificing access to quality services.



Independent Utilities

Private water well, septic system, propane gas, and CoServ electric

Near Attractions



Lake Ray Roberts State Park

Family-friendly park with beach access, trails, and playgrounds.



Lake Ray Roberts Recreation Area

351 acres of trails, wildlife, and family recreation.



Lake Ray Roberts Marina

Just minutes away for fishing trips, cruises, and sunset rides.



Greenbelt Trail Walk

It offers over 20 miles of trails for hiking, biking, and equestrian use.



Ray Roberts Dam Fishing

This lake has healthy populations of both white bass and catfish.



Army Corps of Engineers

444 acres Army Corps of Engineers Full green belt by Army Corps of Engineers.



Texas Motor Speedway

Exciting NASCAR races and motorsport action close to home.



University of North Texas (UNT)

A leading university only 20 minutes away, adding value and convenience.



WinStar Casino & Golf Club Academy

Championship golf, fine dining, and entertainment nearby.