



[www.lakeviewsanger.com](http://www.lakeviewsanger.com)



## **Contact Information**

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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
- No required start date for construction
- Minimum home size: 3,000 sq. ft
- HOA approval maintains quality and community standards

## Prime Location & Connectivity

- 5 minutes to lake Ray Roberts Marina
- 2 minutes to Ray Roberts State Park
- 20 mins to University of North Texas (UNT)
- 40 mins to DFW Airport and Frisco
- Located within the award-winning Sanger ISD

## Utility Benefits & Tax Advantages

- Private water wells and septic systems
- Propane service – no monthly gas bills
- Powered by CoServ Electric
- High-speed fiber internet available
- No city taxes – located in Denton County

# Homesites Pricing

Block - Lot #	Acres	Prelim Lot Direction	View	Price	Status
Block A - Lot 01	2.004	West	Lake	\$900,000	Available
Block A - Lot 02	2.026	West	Lake	\$915,000	Available
Block A - Lot 03	2.278	West	Lake	\$950,000	Available
Block A - Lot 04	2.217	West	Lake	\$940,000	Available
Block A - Lot 05	2.15	South / West	Lake	\$930,000	Available
Block A - Lot 06	2.3	South	Lake	\$940,000	Available
Block A - Lot 07	3.075	South	Lake	\$1,200,000	Available
Block A - Lot 08	7.402	West	Lake / Valley	\$6,000,000	Available with 16,500 SQFT Ranch
Block A - Lot 09	2	South	Lake / Valley	\$850,000	Available
Block A - Lot 10	2	South	Valley	\$800,000	Available
Block A - Lot 11	2.105	South	Valley	\$810,000	Available
Block A - Lot 12	2.057	East	Valley with Pond	\$825,000	Available
Block B - Lot 01	2.048	North / West	Lake	\$1,100,000	Sold
Block B - Lot 02	2.149	North / East	Lake	\$1,000,000	Available
Block B - Lot 03	2.039	East	Lake	\$1,000,000	Available
Block B - Lot 04	2.01	West	Lake	\$1,100,000	Available
Block C - Lot 01	2.013	North / West	Lake / Valley	\$950,000	Available
Block C - Lot 02	2.157	East / West	Lake / Valley	\$965,000	Available
Block C - Lot 03	2.001	East	Valley	\$825,000	Available
Block C - Lot 04	2.004	East	Valley	\$825,000	Available
Block C - Lot 05	2.002	North	Valley	\$750,000	Available
Block C - Lot 06	2.001	North	Valley	\$750,000	Available
Block C - Lot 07	2	North	Valley	\$750,000	Available



# Why Choose Lakeside Estates?



## Enjoy breathtaking 180-degree lake views from elevated lots

Situated on a scenic hilltop, each 2-acre lot offers up to 180-degree views of the stunning Lake Ray Roberts, making every sunrise and sunset a lovely experience.



## Build at your own pace with the builder of your choice

Bring your own custom builder and start construction on your timeline—build whenever you're ready, with no deadlines or pressure.



## Perfect for future home or a long-term investment

Whether you're planning to build your dream home or seeking a smart investment, Lakeside Estates offers lasting value in a fast-growing area.



## Quick access to DFW and the Frisco metroplex

Experience peaceful, upscale living just 40 minutes from DFW International Airport and Frisco—offering the perfect balance of tranquility and connectivity.



## Close to UNT, and rapidly growing academic hub

20-minute drive to the University of North Texas. Lakeside Estates is an ideal for families with college-bound students. The community also lies within the award-winning Sanger ISD.



## Secure, gated community

Enjoy the privacy and peace of mind that comes with a gated community, offering controlled access and a focus on elite living.



## Proximity to nature

Located just minutes from Lake Ray Roberts Marina and State Park—perfect for weekends filled with boating, fishing, hiking, and enjoying the outdoors.



## No city taxes. Only Denton County taxes

Situated outside city limits in Denton County, residents benefit from lower annual property taxes without sacrificing access to quality services.



## No utility hassles

Avoid high municipal utility bills—each homesite features its own private well, septic system, and propane setup for full autonomy and cost control.

# Near Attractions



## Lake Ray Roberts Marina

The nearby Lake Ray Roberts Marina is perfect for your fishing trips, weekend cruises, or sunset rides - just a short drive from your private estate.

[www.rayrobertsmarina.com](http://www.rayrobertsmarina.com)

## Lake Ray Roberts Recreation Area

A sprawling 3,777-acre paradise of untouched nature and wildlife, perfect for both peaceful hikes, family recreation, and adventure.

[www.corpslakes.erdc.dren.mil/visitors/projects.cfm?ID=M274787](http://www.corpslakes.erdc.dren.mil/visitors/projects.cfm?ID=M274787)



## WinStar Casino & Golf Club Academy

A short drive from your home, you get WinStar Casino and its championship golf academy, that offers fine dining, high-end leisure, and entertainment.

[www.winstar.com](http://www.winstar.com)

## Lake Ray Roberts State Park

Spend quality family time at this family-friendly park with public beach access, walking trails, and a natural playground. Ideal for nature lovers!

[www.tpwd.texas.gov/state-parks/ray-roberts-lake](http://www.tpwd.texas.gov/state-parks/ray-roberts-lake)



## Texas Motor Speedway

Catch glimpses of thrilling NASCAR races at this iconic speedway. Perfect for motorsport fans seeking an adrenaline rush near their home.

[www.texasmotorspeedway.com](http://www.texasmotorspeedway.com)

## University of North Texas (UNT)

A top-tier public university just 20 minutes away transforms the area into a growing academic hub, and adds both convenience and long-term value.

[www.unt.edu](http://www.unt.edu)

