



**For Sale** on Market

# \$105,500

Call 7133771022 Today!

## TRACT 4 PRIVATE ROAD, BROADDUS, TX 75929

9.41 Acres in Mallard's Cove - Prime East Texas Lake Area Property. Discover a rare opportunity to own 9.41 acres in the highly sought-after Mallard's Cove area, ideally situated at the corner of FM 705 and Private Road 8480. Just 2 miles from Powell Park Boat Ramp on Sam Rayburn Reservoir, this beautiful tract offers the perfect blend of convenience, privacy, and natural beauty. Whether you're searching for a weekend retreat, investment property, or the perfect spot to build your dream home, this acreage is ready to bring your vision to life. Enjoy easy access to outdoor recreation, fishing, and boating on one of East Texas' premier lakes. Conveniently located just 40 minutes from Lufkin, 20 minutes to Jasper and 30 minutes from Toledo Bend, you'll have the best of both seclusion and accessibility. This is truly a gorgeous piece of property that must be seen to be fully appreciated. Opportunities like this don't come along often - Schedule your visit today!

### GENERAL DESCRIPTION

- Subdivision:** Mallard Cove
- Property Type:** Residential Lots
- Style:** Other
- Lotsize:** 409,900
- MLS# / Area:** NMLSTX-70012596



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
East Texas Rec Land Realty LLC

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Visit <https://www.har.com/NMLSTX-70012596> for more information