



For Sale on Market

**\$249,900**

Call 7133771022 Today!

**522 E KEMPNER ST, MABANK, TX  
75147**

**4 BEDS, 2 FULL BATH(S)**

Motivated Seller - Property approved for VA and FHA. Heart of Mabank—close to schools and shopping. Great family home featuring 4 bedrooms and 2 baths. Bright and open floor plan with luxury vinyl plank flooring. Brand new stainless steel appliances: range, dishwasher, refrigerator, washer, and dryer. New roof installed May 2025, storage building, and oversized fenced backyard—perfect for kids and pets. Conveniently located near schools and shopping. Ready to occupy. Buyer to purchase survey if one desired. In-town location and priced to sell. Great investment for a rental property.

## GENERAL DESCRIPTION

**Subdivision:** Coleman

**Property Type:** Residential - Single Family

**Bedrooms:** 4

**Baths:** 2 Full

**Stories:** 1

**Style:** Traditional

**Building Sqft:** 1,804 /

**Lotsize:** 15,464 / PUBREC

**MLS# / Area:** NTREIS-20962034



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
KW-Cedar Creek Lake Properties

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Visit <https://www.har.com/NTREIS-20962034> for more information