



For Sale on Market

\$603,000

Call 903-438-6856 Today!

5047 N FM 17, ALBA, TX 75410 2 BEDS, 1 FULL BATH(S)

Discover the perfect opportunity to build your dream home near the renowned Lake Fork! This exceptional property spans over 10 beautiful acres, featuring mature trees, a charming cottage (to be sold as is) and multiple functional structures including a spacious carport, a large barn in excellent condition, and a covered pavilion ideal for parking or entertaining guests. The property is fully fenced and well-suited for livestock such as cattle or horses. The current home is being rented on weekends, offering an immediate income opportunity. Additionally, the seller is in the process of constructing a picturesque pond, enhancing the property's natural appeal. With no restrictions, the possibilities are endless, develop an RV park, create a private subdivision, or transform it into a recreational or commercial venture. The property boasts dual road frontage on Highway 17 and County Road 1513, ensuring excellent accessibility. Located just across the street from a public boat ramp, you'll enjoy easy access to world-class fishing on Lake Fork. Nearby amenities include two premier golf courses, local restaurants, a recreational park, and convenient proximity to Tyler (45 minutes) and Dallas (1.5 hours). Come experience the serenity, beauty, and limitless potential of this remarkable property! Buyer and or Buyers agent to verify any and all information

GENERAL DESCRIPTION

- Subdivision:** 0012
- Property Type:** Country Homes/Acreage
- Bedrooms:** 2
- Baths:** 1 Full
- Stories:** 1
- Garage:** 1 / Attached
- Style:** Other
- Year Built:** 1940
- Building Sqft:** 957 /
- Lotsize:** 465,003 / PUBREC
- MLS# / Area:** NTREIS-21102315



Get in touch
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Visit <https://www.har.com/NTREIS-21102315> for more information