



For Sale on Market

**\$30,000**

Call 7133922830 Today!

## 600 N WOFFORD ST, ATHENS, TX 75751

Prime residential lot with water views available located in sought-after Athens ISD. This build-ready homesite offers an excellent opportunity to construct your custom home in a scenic setting near Lake Athens, known for boating, bass and crappie fishing, and a beautiful public park. Enjoy peaceful surroundings with convenient access to local amenities including the East Texas Arboretum & Botanical Society, Cain Park's 85 acres of trails and recreation, Athens Scuba Park, and the Texas Freshwater Fisheries Center. Additional nearby parks such as Kiwanis Park and Od Baggett Park provide playgrounds and picnic areas, while Purtil Creek State Park and Cedar Creek Lake offer even more options for hiking, fishing, and outdoor adventure. Ideal for buyers looking to build now or invest for the future in a vibrant, nature-filled community.

### GENERAL DESCRIPTION

**Subdivision:** Woodland Spgs Sub  
**Property Type:** Land / Unimproved Land  
**Lotsize:** 4,792  
**MLS# / Area:** NTREIS-21183541



Presented By  
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**Listing Broker**  
**Call It Closed Realty**

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Visit <https://www.har.com/NTREIS-21183541> for more information