



For Sale on Market

**\$199,000**

Call 7133771022 Today!

## 7204 LANCE, EUSTACE, TX 75124

Stunning property consisting of 4 lots totaling approximately 2.5 acres to be sold as one. This premier building site has been cleared to perfection and has approximately .75 acre and deep private pond and pier. This elevated property is the corner of Lance and Dusti across the street from Cedar Creek Lake with a partial view of lake. Subdivision also has a private boat launch and pier if you want to take your boat out for a cruise. This gorgeous property would be perfect for many venues especially a luxury estate building site or resort get away. Let your imagination go and let your dreams come true with this property. Must see. Pictures do not do it justice. Water is fuller now and grass has grown in. Sale includes these 4 parcels 4059.0000.0090.30, 4059.0000.0100.30, 4059.0000.0110.30, 4059.0000.0120.30, approximately 2.5 acres.

### GENERAL DESCRIPTION

**Subdivision:** Shadow Ridge  
**Property Type:** Land / Unimproved Land  
**Lotsize:** 108,900  
**MLS# / Area:** NTREIS-21198335



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
Victoria A. Russo

7204 Lance, Eustace, TX 75124

Visit <https://www.har.com/NTREIS-21198335> for more information