



For Sale on Market

**\$62,000**

Call 7133771022 Today!

## 381 PADDOCK DR D, MABANK, TX 75156

Enjoy a touch of waterfront on this 1.092 acre homesite featuring a pond shared with a neighboring tract: perfect for fishing or simply adding serene views to your property. Located on a quiet cul-de-sac in Mabank ISD, this lot offers flexibility to purchase individually, alongside its neighbor, or as part of the full 4-acre parcel. Build your dream home, hobby farm, or weekend retreat while enjoying easy access to Cedar Creek Lake and major routes toward Dallas, Tyler, and Canton. This lot offers flexibility to purchase individually, alongside its neighbor, or as part of the full 4-acre parcel. (Reference MLS# 21216228, 21216321, 21216343, 21216352)

### GENERAL DESCRIPTION

**Subdivision:** CLYDE HAMMER SUB  
**Property Type:** Land / Unimproved Land  
**Lotsize:** 47,568  
**MLS# / Area:** NTREIS-21216383



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
Caple & Company

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Visit <https://www.har.com/NTREIS-21216383> for more information