



For Sale on Market

**\$69,900**

Call 7138840322 Today!

## 330 PRIVATE ROAD 33263, SUMNER, TX 75486

Discover the perfect opportunity to build your dream home on this spacious 2-acre lot located in the desirable and up-and-coming Sumner Estates. Nestled just minutes from the Loop, this property offers the ideal balance of peaceful country living with convenient access to town. Situated within the highly sought-after North Lamar ISD, this lot provides an excellent setting for families or anyone looking to invest in a growing community. Thoughtfully designed deed restrictions are in place to help protect property values and ensure a cohesive, well-maintained neighborhood. With plenty of room to bring your vision to life, this property is ready for your custom building plans. Whether you're looking to create a private retreat or a forever home, this is your chance to secure a prime piece of land in one of the area's newest developments. Don't miss out on this exceptional opportunity to build in Sumner Estates!

### GENERAL DESCRIPTION

**Subdivision:** SUMNER ESTATES

**Lotsize:** 87,120

**MLS# / Area:** NTREIS-21217492



Presented By  
**Alyssa Lienau**

Century 21 Lucky Money

7138840322

Listing Broker  
Hygge Homes and Land

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Visit <https://www.har.com/NTREIS-21217492> for more information