

For Sale on Market

**\$45,000**

Call 7133771022 Today!

## 103 CLOVER, MATHIS, TX 78368

### 2 BEDS, 2 FULL BATH(S)

Waterfront opportunity on the north side of Lake Corpus Christi in the city of Mathis. This property offers direct lake access when water levels are full, with approximately 12-foot depth at the rear of the lot – creating the potential to launch a boat right from your own backyard. Whether you are looking for a weekend fishing retreat, future lakefront homesite, or investment project, the location and water frontage provide significant long-term upside. The existing structure on the property has experienced fire damage and is considered a complete teardown. The home is condemned and the interior contains substantial personal property and debris. The value here is firmly in the land, the waterfront positioning, and the opportunity to start fresh with new construction or redevelopment suited to your vision. Utilities are present, and the lot offers the rare combination of affordability and lakefront potential in a growing recreational area. Buyers seeking a project property, build

### GENERAL DESCRIPTION

**Subdivision:** unknown  
**Property Type:** Single-Family  
**Bedrooms:** 2  
**Baths:** 2 Full  
**Stories:** 1  
**Year Built:** 1983  
**Building Sqft:** 1,122 / Appraisal District  
**Lotsize:** 1  
**MLS# / Area:** SA1950750



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
RE/MAX Southern Estate Realty

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Visit <https://www.har.com/SA1950750> for more information