



Under Contract - Pending on Market

**\$109,000**

Call 7138840322 Today!

## GENERAL DESCRIPTION

**Property Type:** Residential Lots

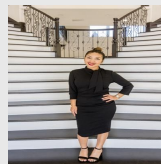
**Style:** Other

**Lotsize:** 217,800

**MLS# / Area:** HCBRTX-112342

## RESIDENTIAL LOTS

UNRESTRICTED 5 ACRES WITH PAVED FRONTAGE! BUILD IT, HOLD IT, OR DEVELOP IT. Clean, 5-acre tract in Eustace with approximately 175 feet of paved road frontage and over 1,200 feet of depth. Wide-open pasture makes site prep straightforward and cost-efficient. No HOA. No city-limit restrictions. No known deed restrictions. Electric available at the road. Water well and septic required. Rectangular configuration allows multiple build placements, shop positioning, livestock use, or long-term land hold strategy. Small creek feature adds natural drainage and character. Suitable for custom build, barndominium, manufactured home, small agricultural use, or investment play. Minutes to Eustace, Athens & Purtil Creek State Park. Easy access to Cedar Creek Lake area. If you've been waiting for unrestricted acreage with real road access and usable topography this is it. Proposed 5 acres to be subdivided from a larger tract; final acreage, boundaries, and legal description subject to survey.



Presented By  
**Alyssa Lienau**

Century 21 Lucky Money

7138840322

Listing Broker  
Coldwell Banker American Dream  
Realty

0 Goodell Ln, Eustace, TX 75124

Visit <https://www.har.com/HCBRTX-112342> for more information