

For Sale on Market

\$55,000

Call 7133771022 Today!

LAND / UNIMPROVED LAND

Build your dream home on this unimproved 1.3-acre lot located in the prestigious, gated Waters Edge Ranch community just minutes from downtown Athens. Surrounded by rolling hills, mature trees, and luxury homes, this spacious lot offers the perfect blend of privacy, natural beauty, and upscale living. Positioned on a quiet, private road within the subdivision, the lot provides ample space for custom construction, outdoor living, and future enhancements like a pool or garden. Whether you're planning a weekend escape or full-time residence, you'll appreciate the serenity and scenic setting of this master-planned, resort-style neighborhood. Community amenities include: A private 328-acre lake ideal for fishing, kayaking, and boating; Boat ramp, dock, and community pool with pavilion; RV and boat storage, walking trails, and abundant wildlife; Utilities are available at the road, and architectural guidelines ensure consistent property values and aesthetic appeal throughout the community. With quick access to schools, medical facilities, and local shops in Athens—and just 90 minutes from Dallas—this is your chance to create the lifestyle you've been dreaming of in one of East Texas' most sought-after gated communities. Don't miss this rare opportunity to own land in Waters Edge Ranch.

GENERAL DESCRIPTION

Subdivision: Waters Edge Ranch

Property Type: Land / Unimproved Land

Lotsize: 46,827

Maintenance Fee: \$695 / Annually

MLS# / Area: NTREIS-20961797



Presented By
Chad Sayles

Walzel Properties - Spring 7133771022

Listing Broker
Scout RE Texas

TBD Pine View Ct, Athens, TX 75752

Visit <https://www.har.com/NTREIS-20961797> for more information