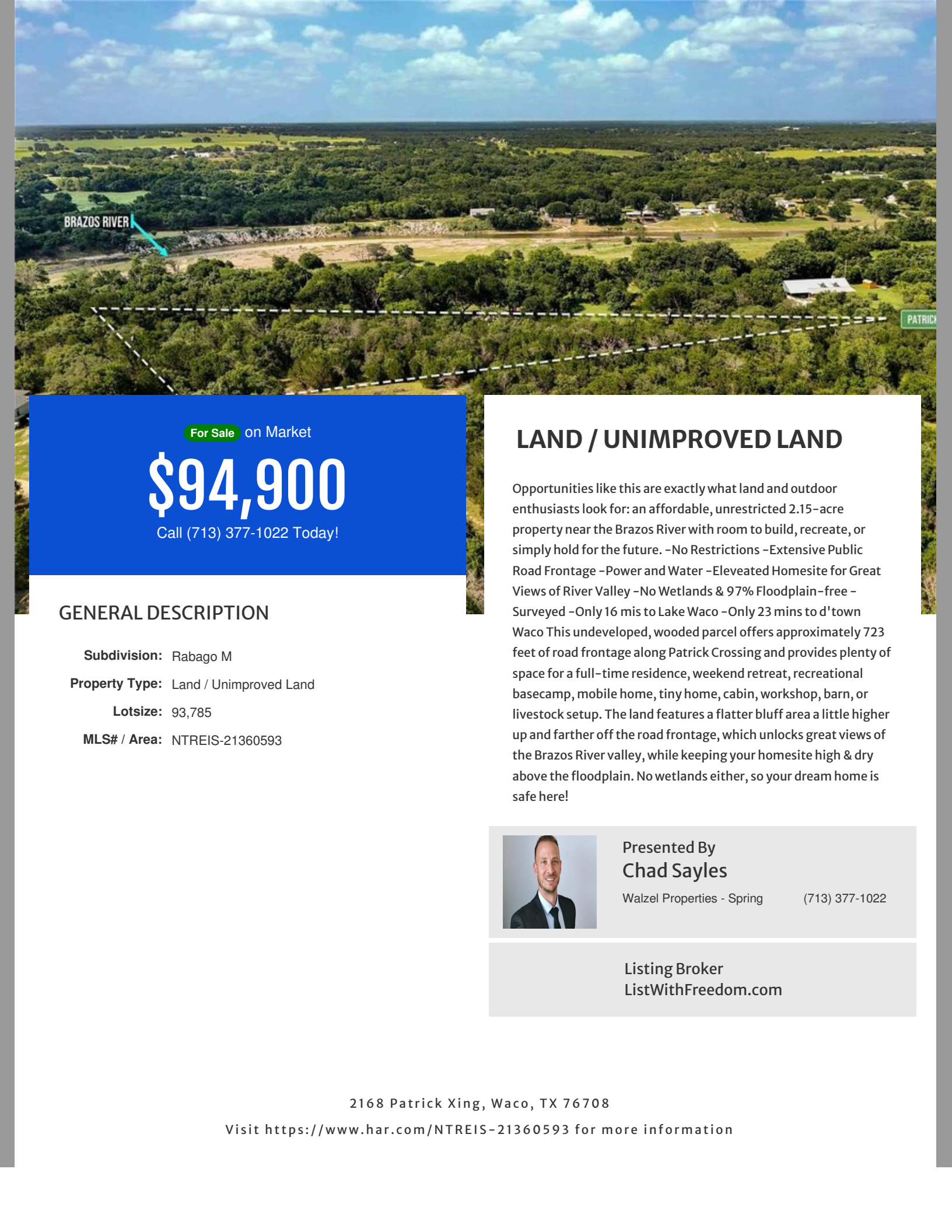




BRAZOS RIVER

For Sale on Market

\$94,900

Call (713) 377-1022 Today!

GENERAL DESCRIPTION

Subdivision: Rabago M

Property Type: Land / Unimproved Land

Lotsize: 93,785

MLS# / Area: NTREIS-21360593

LAND / UNIMPROVED LAND

Opportunities like this are exactly what land and outdoor enthusiasts look for: an affordable, unrestricted 2.15-acre property near the Brazos River with room to build, recreate, or simply hold for the future. -No Restrictions -Extensive Public Road Frontage -Power and Water -Eleveated Homesite for Great Views of River Valley -No Wetlands & 97% Floodplain-free - Surveyed -Only 16 mis to Lake Waco -Only 23 mins to d'town Waco This undeveloped, wooded parcel offers approximately 723 feet of road frontage along Patrick Crossing and provides plenty of space for a full-time residence, weekend retreat, recreational basecamp, mobile home, tiny home, cabin, workshop, barn, or livestock setup. The land features a flatter bluff area a little higher up and farther off the road frontage, which unlocks great views of the Brazos River valley, while keeping your homesite high & dry above the floodplain. No wetlands either, so your dream home is safe here!



Presented By
Chad Sayles

Walzel Properties - Spring

(713) 377-1022

Listing Broker
ListWithFreedom.com

2168 Patrick Xing, Waco, TX 76708

Visit <https://www.har.com/NTREIS-21360593> for more information