

For Sale on Market

**\$175,000**

Call 7133771022 Today!

## RESIDENTIAL LOTS

Discover the potential of this 17 acre property, formerly home to multiple baseball fields, now awaiting revitalization. Located in a spacious and accessible area, the land offers a unique opportunity for developers, municipalities, or private buyers seeking to restore or repurpose a recreational site. The property features level terrain and the remnants of several baseball diamonds, making it ideal for redevelopment into a sports complex, community park, private athletic facility, or other recreational uses. While currently overgrown and in need of clearing, the original field layouts are still visible, offering a strong foundation for restoration. This property is a blank canvas with rich recreational history—ready for a new chapter. Bring your vision and unlock its full potential. Natural live Creek on property, Utilities available.

## GENERAL DESCRIPTION

**Subdivision:** SAMUEL G. WELLS

**Property Type:** Residential Lots

**Lotsize:** 742,654

**MLS# / Area:** PARTX-101215



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
Landmark Realty LLC.

119 Kickapoo St, PALESTINE, TX 75801

Visit <https://www.har.com/PARTX-101215> for more information