

**Excellent development property with
Pond at Highway 175 & FM 344. Minutes
from Gun Barrel City and Cedar Creek
Lake**

**15800 US HWY 175
Eustace, TX 75124**

\$525,000

**63 +/- acres
Henderson County**



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

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Eustace, TX / Henderson County**

SUMMARY

Address

15800 US HWY 175

City, State Zip

Eustace, TX 75124

County

Henderson County

Type

Residential Property, Commercial, Lot

Latitude / Longitude

32.3321 / -96.0410

Acreage

63

Price

\$525,000

Property Website

<https://moreoftexas.com/detail/excellent-development-property-with-pond-at-highway-175-&-fm-344-minutes-from-gun-barrel-city-and-cedar-creek-lake-henderson-texas/8022/>



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PROPERTY DESCRIPTION

This is an excellent property for development. Property is at US Highway 175 and FM 344 between Mabank and Eustace Texas. There is an 8-10 acre lake on the property creating multiple development possibilities. There are commercial retail developing on the south side of 175 and property is only one hour east of Dallas. Property has easy access on and off Hwy 175 for east and west bound travelers. Property is surrounded on three sides with public paved road access giving the developers over one mile of frontage road. Property could be divided into residential and commercial uses. Call today if you would like to set up an appointment to see this property.

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Locator Maps



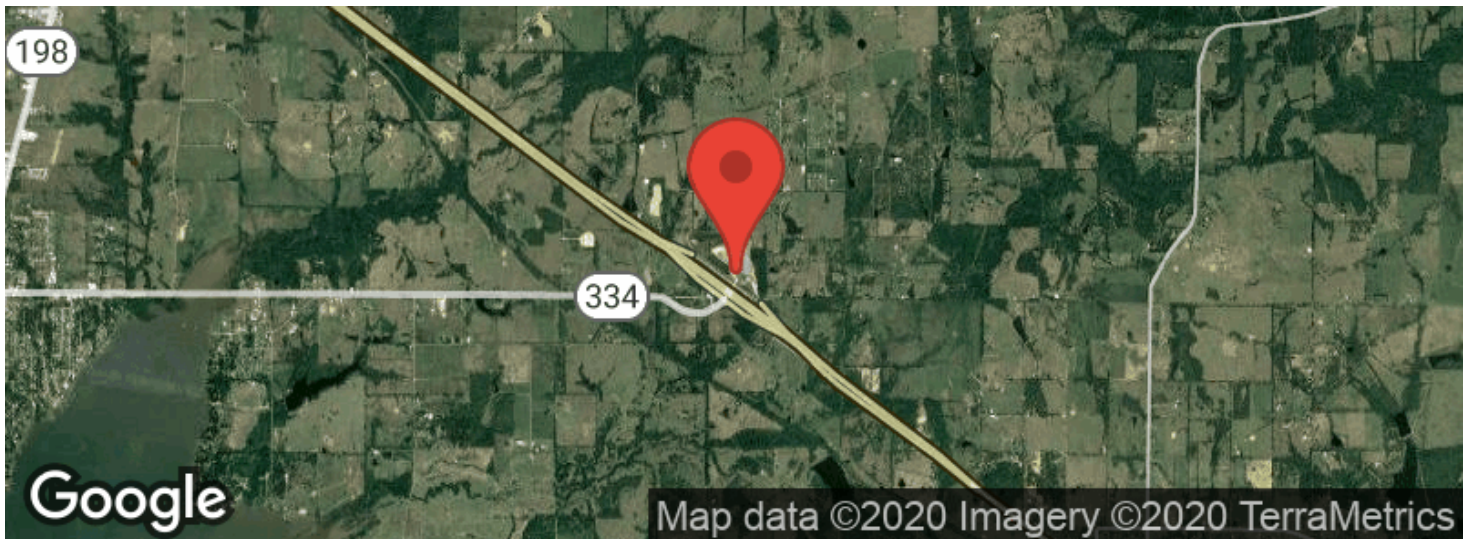
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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Raymond Grubbs

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518 Tyler st

City / State / Zip

Jacksonville, TX, 75766

NOTES



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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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