

Discover the serenity of rural living

SUGAR HILL

12 lots

+/- 10 to +/- 14 acres

Starting at \$182,000

Polk County, TX



Discover the serenity of rural living in a brand new community nestled in the heart of Polk County, Texas. Sugar Hill offers 12 spacious lots ranging from +/- 10.1 to +/- 14.4 acres, providing ample space to build your dream home and embrace the privacy and tranquility you deserve. Located near Livingston off FM 350, you'll enjoy the best of both worlds: a peaceful retreat surrounded by the natural beauty of East Texas while still being convenient to amenities and conveniences.

At Sugar Hill, spend your days exploring your property, creating a hobby farm or homestead, or simply relaxing on your porch and soaking in the breathtaking views. With plenty of room to roam, this is the perfect place to raise a family, pursue your hobbies or simply escape the hustle and bustle of city life. Sugar Hill features owner-friendly restrictions that protect property values while allowing ample freedom to build your one-of-a-kind rural haven.

Families with children will appreciate being part of the Livingston Independent School District. Outdoor enthusiasts will love the proximity to Lake Livingston, where you can enjoy boating, fishing and swimming, and nearby Sam Houston National Forest offers endless opportunities for hiking, camping and exploring nature.

DISCLAIMER: PRICE IS SUBJECT TO CHANGE WITHOUT NOTICE. PHOTOGRAPHS AND DRAWINGS ARE AN ARTIST'S CONCEPTION AND ARE NOT INTENDED TO SHOW SPECIFIC DETAILING. THE DRAWINGS MAY NOT BE TO SCALE, ARE NOT NECESSARILY A REPRESENTATION OF PROPERTY, AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Listed By:



936.295.2500

Andy Flack

Principal/Broker

Homeland Properties

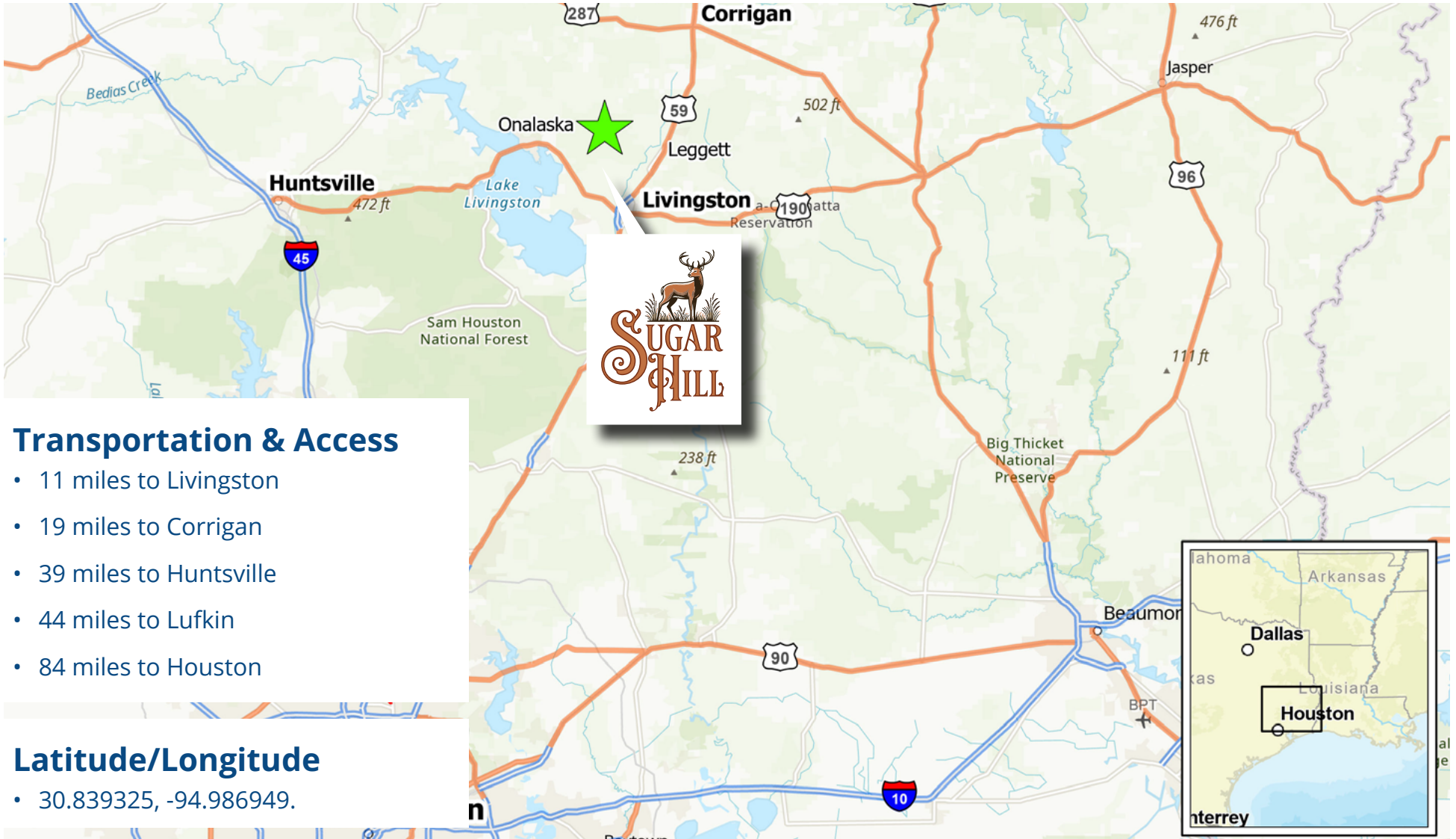
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RAYDIENT  RURAL

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Transportation & Access

- 11 miles to Livingston
- 19 miles to Corrigan
- 39 miles to Huntsville
- 44 miles to Lufkin
- 84 miles to Houston

Latitude/Longitude

- 30.839325, -94.986949.



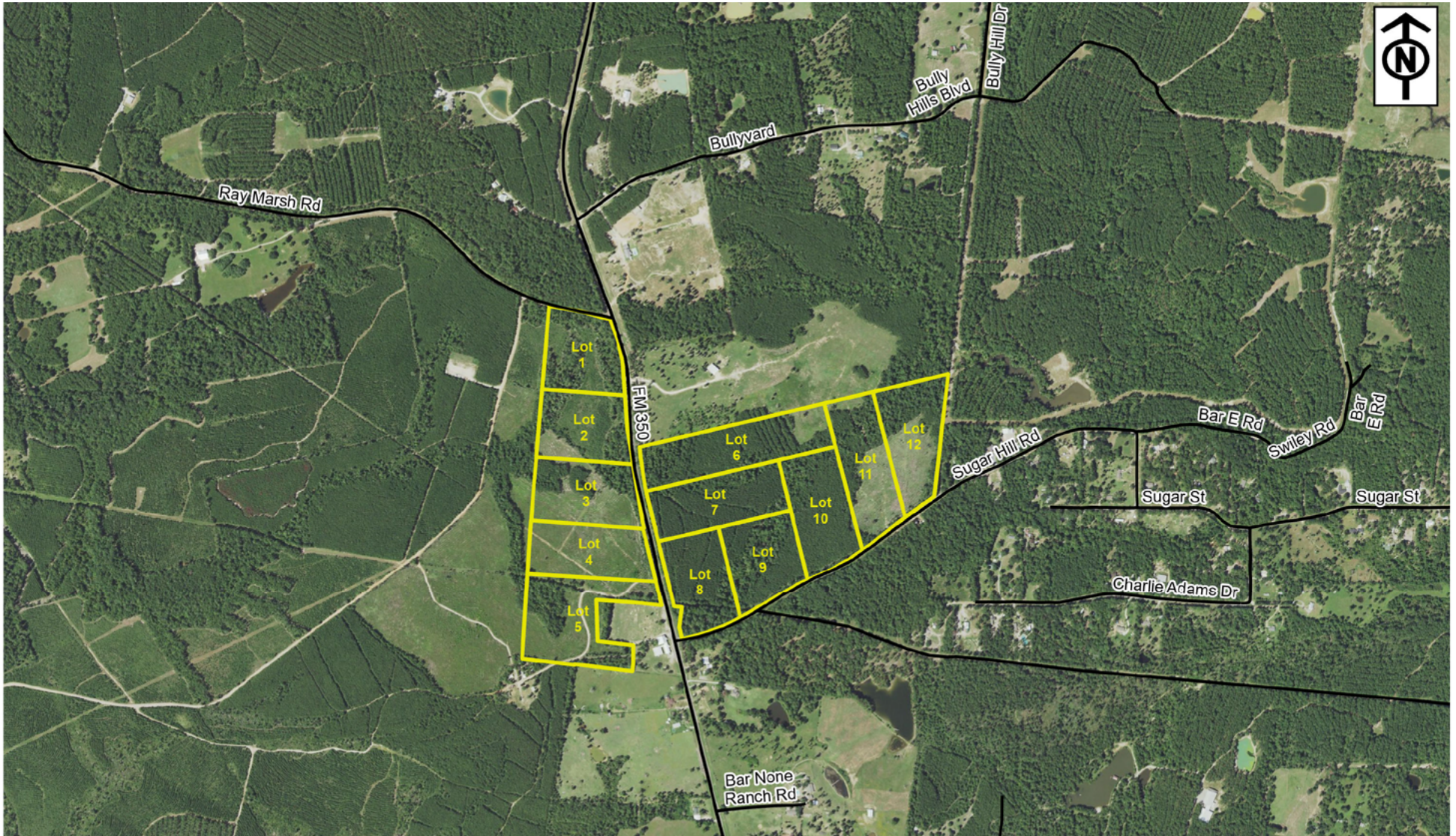
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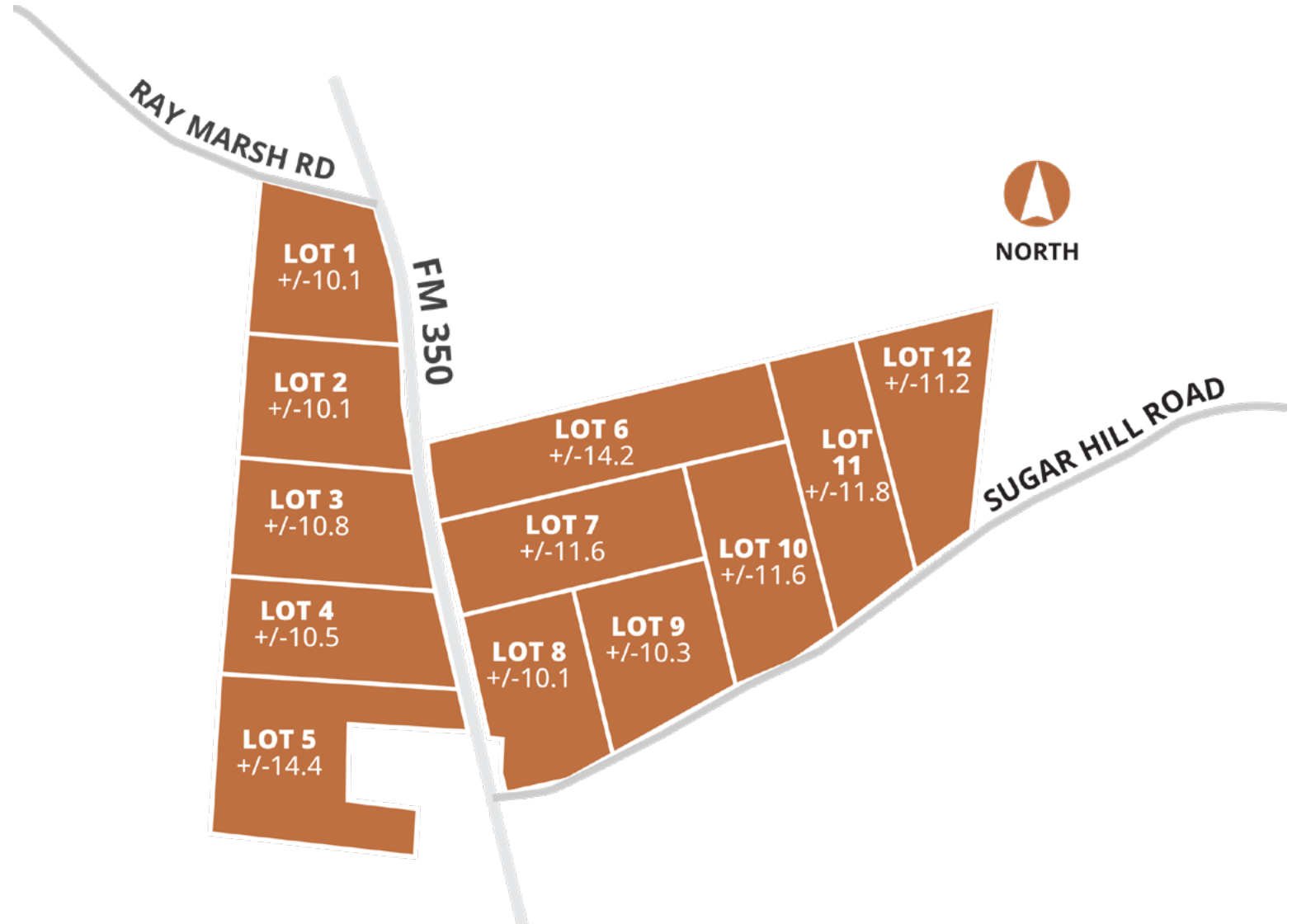
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LOT #	ACREAGE
1	+/-10.1
2	+/-10.1
3	+/-10.8
4	+/- 11.1
5	+/-14.4
6	+/-14.2
7	+/-11.6
8	+/-10.1
9	+/-10.3
10	+/-11.6
11	+/-11.8
12	+/-11.2



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