

EAST TEXAS

11.6 ACRES

HIGHWAY FRONTAGE | UTILITIES ON SITE
COMMERCIAL & RESIDENTIAL POTENTIAL



RARE OPPORTUNITY IN A PRIME LOCATION



HIGHWAY FRONTAGE
Excellent Visibility & Access



11.6 ACRES
Pond, Open Land & Mature Trees



UTILITIES ON SITE
Ready for Your Vision



TWO EXISTING BUILDINGS
Shop & Cabin with Flexibility



3 COMMERCIAL SEPTIC TANKS
Installed in 2025 for Future Expansion



ENDLESS POSSIBILITIES
RV Park, Cabins, Rental Income, Live/Work & More



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AN INCREDIBLE OPPORTUNITY TO INVEST,
DEVELOP, OR LIVE IN THE HEART OF
EAST TEXAS.

LAND. LOCATION. POSSIBILITIES.
YOUR NEXT CHAPTER STARTS HERE.