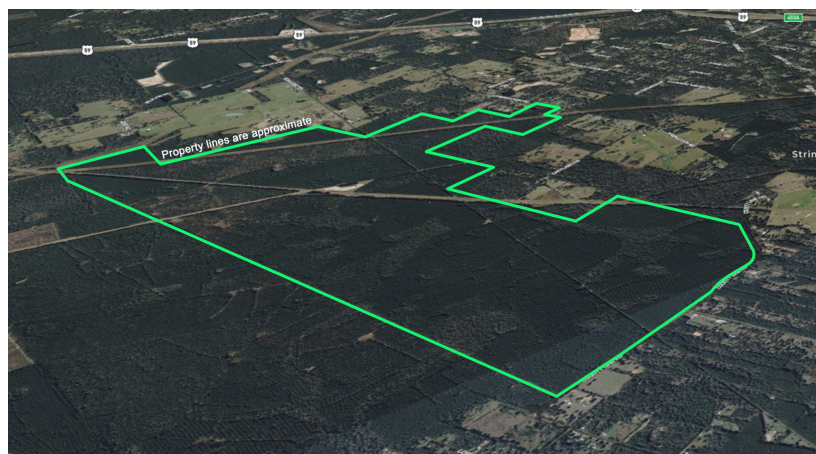


COUNTY LINE ROAD

SHEPHERD, TEXAS | 1,782 ± ACRES



COUNTY LINE ROAD



Ideally located approximately 45 miles north of Houston Intercontinental Airport and 55 miles north of Downtown Houston, this property offers convenient access between Cleveland and Shepherd, just east of U.S. Highway 59 (future Interstate 69). This major transportation corridor connects many East Texas cities with the Louisiana state line just a short drive away. Historically managed as a productive pine timber tract, the property has been professionally maintained for timber production and features soil types well-suited for continued forestry use. The standing timber currently represents substantial value and investment potential. Located in a growing area with strong future development prospects, the property benefits from its location in San Jacinto County, known for lower property taxes. Outdoor enthusiasts will appreciate the nearby Lake Livingston and Sam Houston National Forest. Abundant wildlife makes this an excellent recreational, hunting, timber, or investment property.



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