

3108 Shadow Pine
3108 Shadow Pine Drive
Larue, TX 75770

\$220,000
1.030± Acres
Henderson County



3108 Shadow Pine
Larue, TX / Henderson County

SUMMARY

Address

3108 Shadow Pine Drive

City, State Zip

Larue, TX 75770

County

Henderson County

Type

Lakefront, Lot, Undeveloped Land

Latitude / Longitude

32.198614 / -95.520877

Acreage

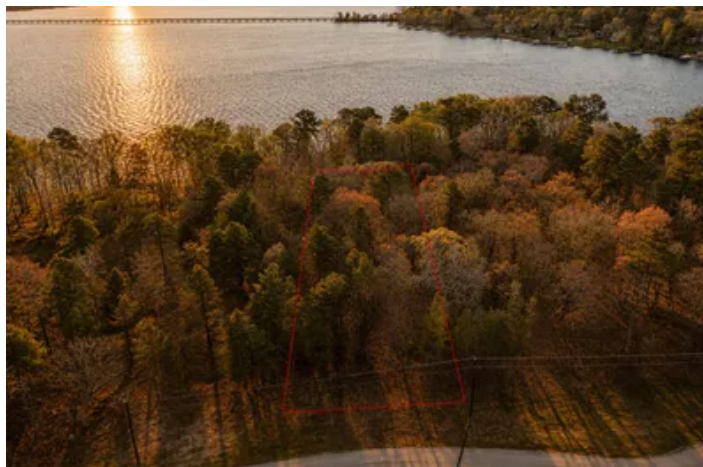
1.030

Price

\$220,000

Property Website

<https://capitalranchsales.com/property/3108-shadow-pine-henderson-texas/95968/>



PROPERTY DESCRIPTION

Overview:

Imagine waking up to the tranquil beauty of lakefront living, where every day offers a fresh canvas for your dreams. This exceptional 1.03-acre undeveloped lot at 3108 Shadow Pine presents a rare opportunity to craft your bespoke sanctuary in the serene landscape of Larue, Texas. With direct access to the water, this property is poised to become the backdrop for a lifetime of cherished memories, whether you envision a private retreat or an adventurous lakeside haven.

Location:

Nestled within the charming city of Larue, this property is situated in Henderson County, Texas. The locale offers a peaceful escape from the hustle and bustle, while still providing convenient access to local amenities and community offerings. Enjoy the tranquility of rural living with the benefit of a welcoming small-town atmosphere, perfectly balancing seclusion with accessibility.

Land and Terrain:

This undeveloped land offers a generous footprint for creative development. The terrain invites imaginative design, providing ample space to shape the landscape to your personal vision. With its natural contours and open potential, the property is a blank slate awaiting your architectural and landscaping aspirations.

Improvements:

This undeveloped lot provides a unique opportunity to design and build from the ground up, ensuring every aspect of your future property aligns with your specific desires. The freedom to select and implement all improvements allows for a truly personalized creation, from the architectural style of your home to the layout of your outdoor spaces.

Water and Utilities:

As a lakefront property, direct water access is a defining feature, offering unparalleled opportunities for recreation and enjoyment. The availability of essential utilities can be readily explored, allowing for a seamless integration of modern conveniences into your custom-built retreat. The property is ready for the thoughtful planning required to establish a comfortable and fully serviced homestead.

Wildlife and Vegetation:

The natural setting of this lakefront lot offers the potential for a vibrant ecosystem, where local wildlife can thrive and diverse vegetation can flourish. Imagine enjoying the sights and sounds of nature, with the freedom to cultivate a landscape that complements the existing environment and enhances your outdoor living experience. The natural beauty of the area is yours to discover and embrace.

Current and Potential Use:

Currently an undeveloped lot, this property holds immense potential for a variety of uses. Its lakefront position makes it ideal for developing a private residential retreat, a recreational haven, or a unique vacation escape. The generous acreage allows for ample space to realize your vision, whether it involves a custom home, a boathouse, or expansive outdoor living areas designed for relaxation and entertainment.

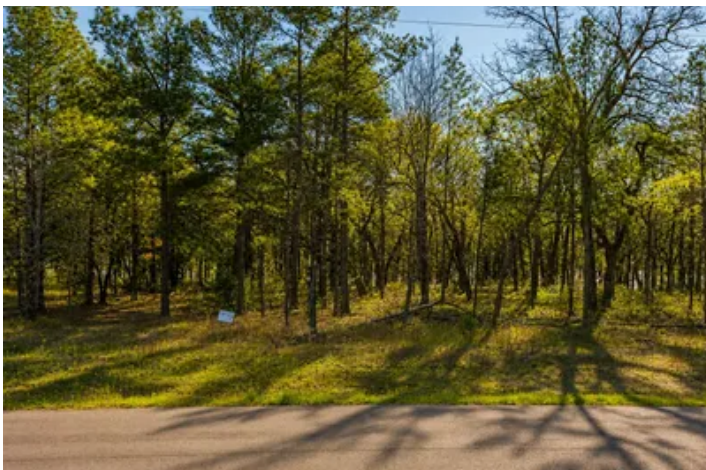
Access and Easements:

The property offers straightforward access, ensuring ease of entry and exit for future residents and guests. Any necessary easements are in place to facilitate the enjoyment and development of this beautiful lakefront parcel, providing clear pathways for utilities and other essential considerations.

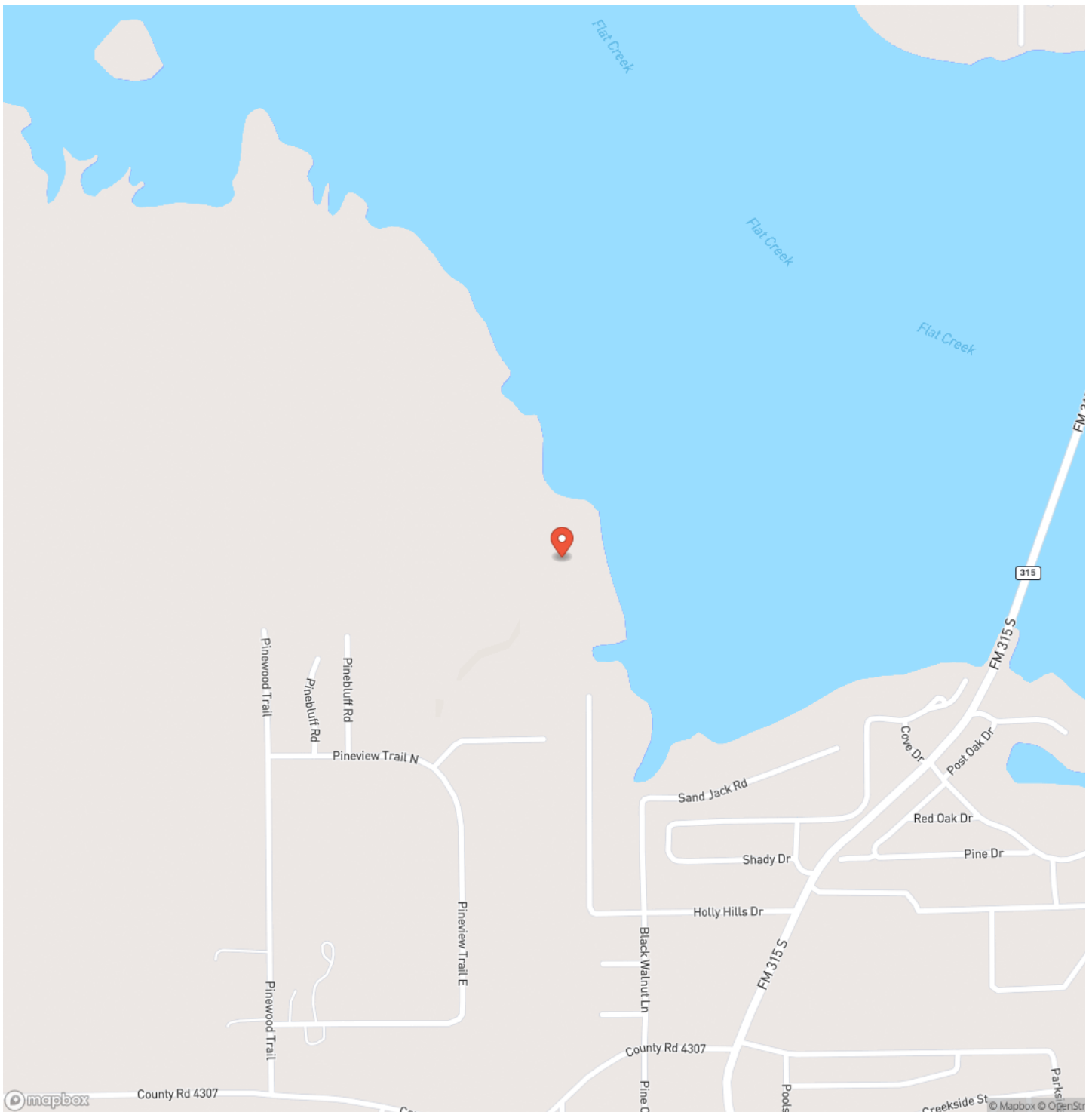
Contact us today to learn more or to schedule a visit.



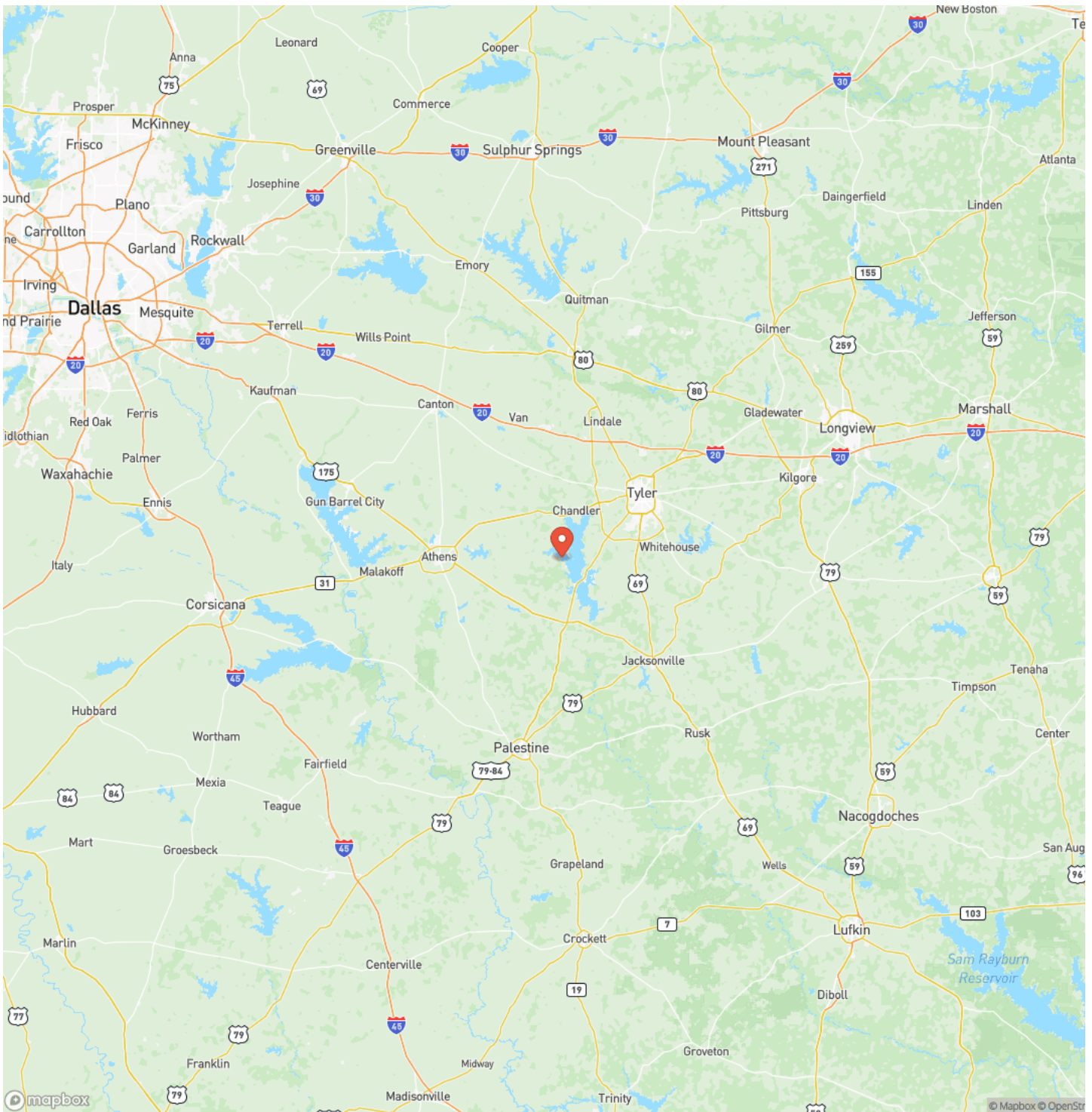
3108 Shadow Pine
Larue, TX / Henderson County



Locator Map



Locator Map



Satellite Map



3108 Shadow Pine
Larue, TX / Henderson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Taylor Bailey

Mobile

(214) 883-0449

Email

Taylor@capitalranchsales.com

Address

City / State / Zip

NOTES

[illegible]

MORE INFO ONLINE:

<https://capitalranchsales.com/>

This image shows a single 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.



MORE INFO ONLINE:
<https://capitalranchsales.com/>

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.



Capital Ranch Sales
123 N Seguin Ave
New Braunfels, TX 78130
(830) 387-4076
<https://capitalranchsales.com/>

