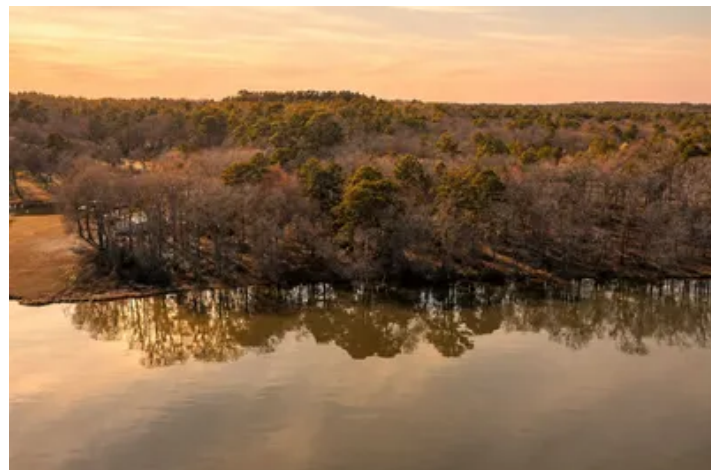
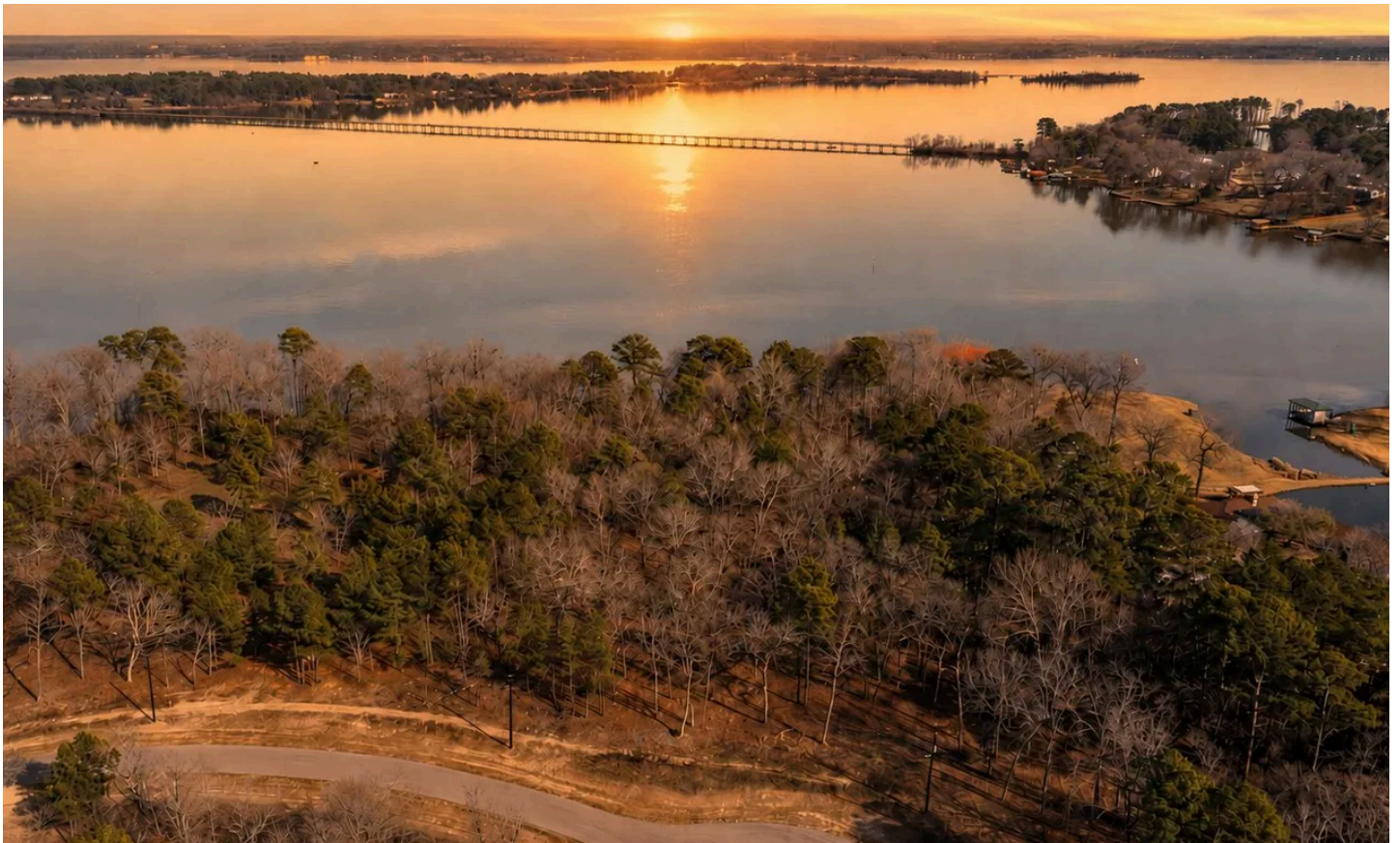


3104 Shadow Pine
3104 Shadow Pine Drive
Larue, TX 75770

\$259,000
0.960± Acres
Henderson County



3104 Shadow Pine
Larue, TX / Henderson County

SUMMARY

Address

3104 Shadow Pine Drive

City, State Zip

Larue, TX 75770

County

Henderson County

Type

Lakefront, Lot, Undeveloped Land

Latitude / Longitude

32.198078 / -95.520917

Acreage

0.960

Price

\$259,000

Property Website

<https://capitalranchsales.com/property/3104-shadow-pine-henderson-texas/95969/>



PROPERTY DESCRIPTION

Overview:

Imagine waking up to the tranquil beauty of Lake Palestine, where the promise of a perfect catch is just steps away. This exceptional 0.96-acre lakefront lot at 3104 Shadow Pine in Larue offers an unparalleled opportunity to craft your dream retreat, a canvas for a life defined by serene waters and endless outdoor enjoyment.

Location:

Nestled in the charming city of Larue, Texas, this property resides within Henderson county, a region celebrated for its natural beauty and community spirit. The location provides a peaceful escape while maintaining convenient access to local amenities and the vibrant character of East Texas.

Land and Terrain:

Spanning nearly an acre at 0.96 acres, this undeveloped lot presents a versatile landscape ready for your vision. The terrain offers a natural setting, perfect for designing a custom home that maximizes the lakefront views and integrates seamlessly with its surroundings. Buyers will appreciate the freedom to shape the land to their exact specifications.

Improvements:

This property is an open invitation for development, allowing a new owner the complete freedom to design and implement any desired improvements. With no existing structures, you have the unique advantage of starting from scratch, ensuring every detail aligns with your personal preferences and architectural aspirations.

Water and Utilities:

As a prime lakefront lot, the property boasts direct access to the water, making it ideal for fishing enthusiasts and those who cherish lakeside living. While specific utility connections are not detailed, the area is well-established, and buyers can explore various options for connecting to essential services to support their future home.

Wildlife and Vegetation:

The natural environment surrounding this lakefront property offers a rich habitat, inviting a diverse array of local wildlife to visit. The existing vegetation contributes to the scenic beauty and provides a natural buffer, enhancing the sense of privacy and connection to nature.

Current and Potential Use:

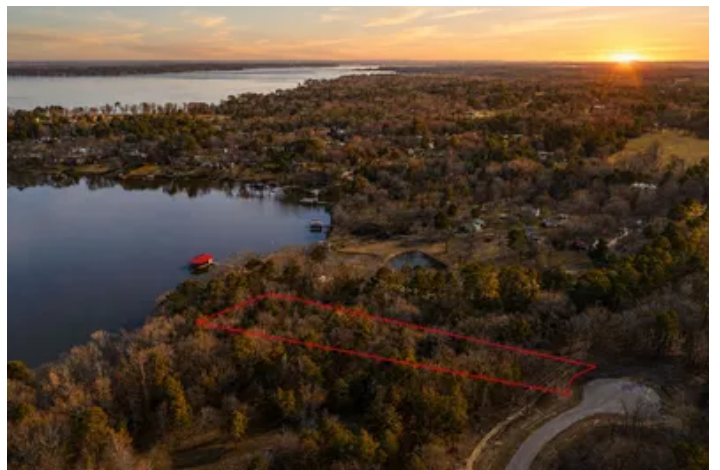
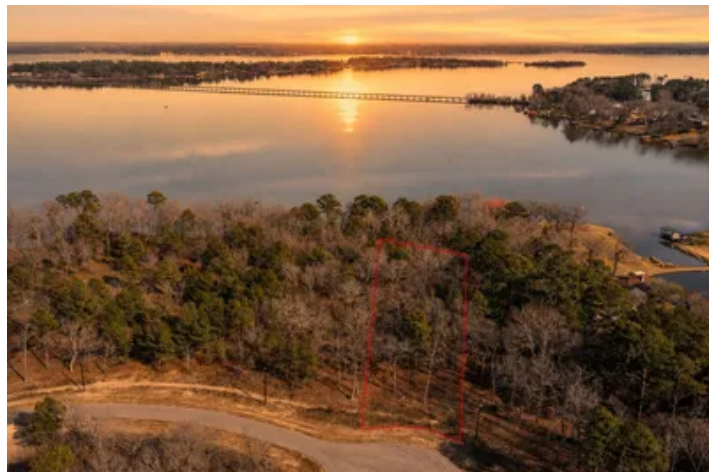
Currently an undeveloped lakefront lot, this property is ripe with potential. It is perfectly suited for building a custom lake house, creating a private recreational haven, or holding as an investment in a desirable lake community. Its lakefront access and generous size make it ideal for a variety of residential and leisure pursuits.

Access and Easements:

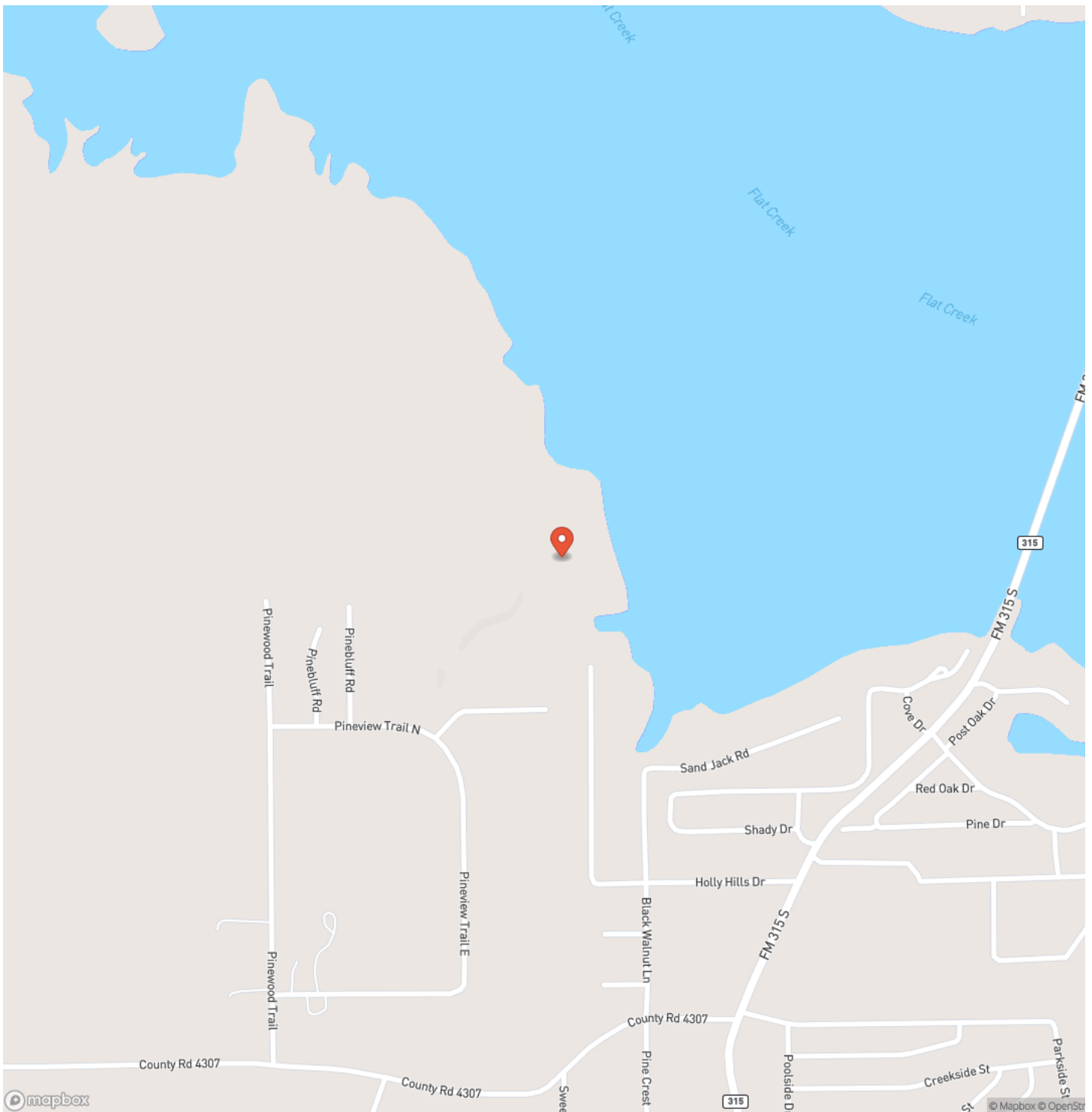
Details regarding specific access points and any existing easements can be thoroughly investigated by interested parties. The property's location within Larue suggests straightforward access, ensuring ease of arrival and departure for residents and guests alike. Contact us today to learn more or to schedule a visit.



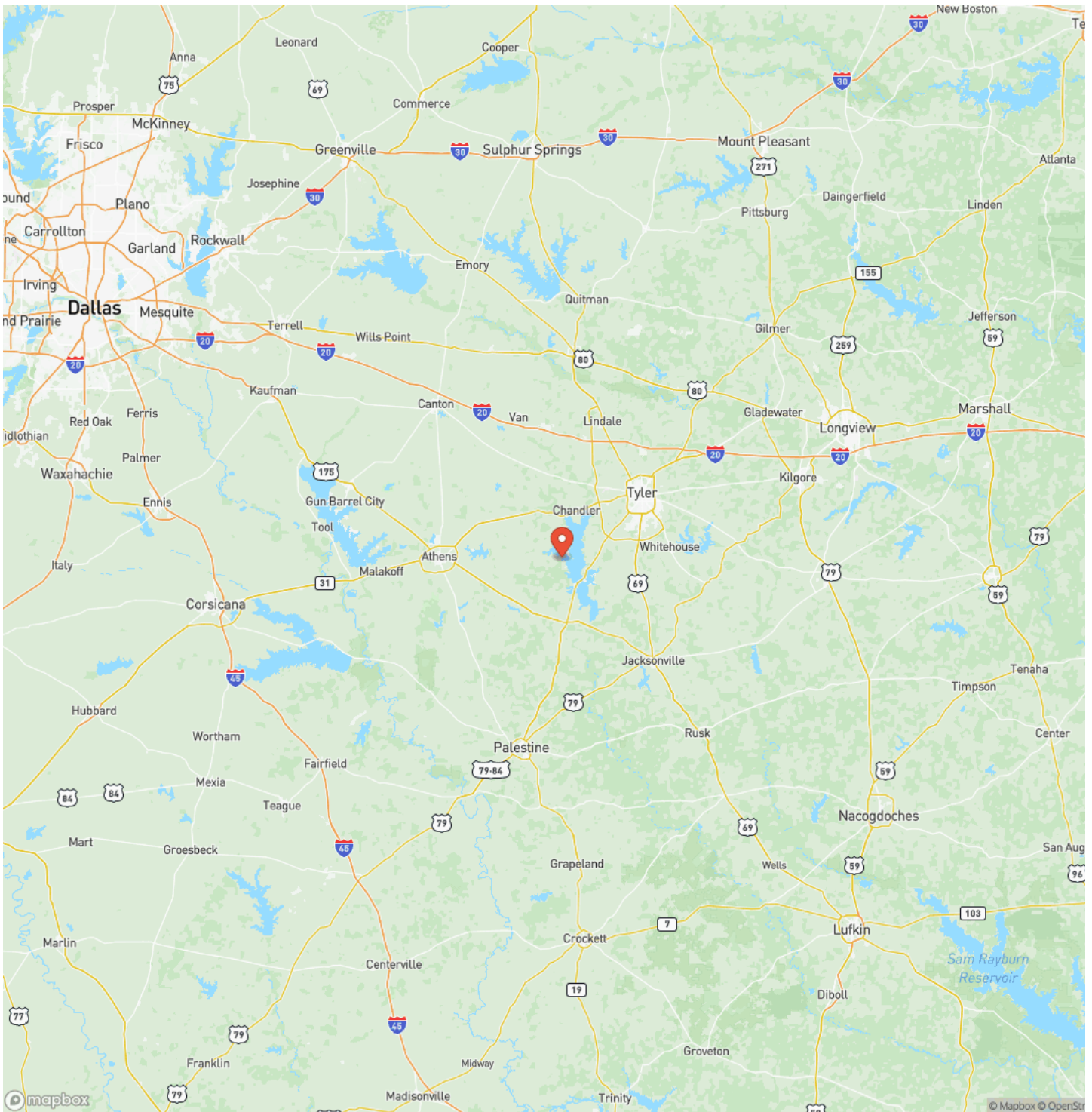
3104 Shadow Pine
Larue, TX / Henderson County



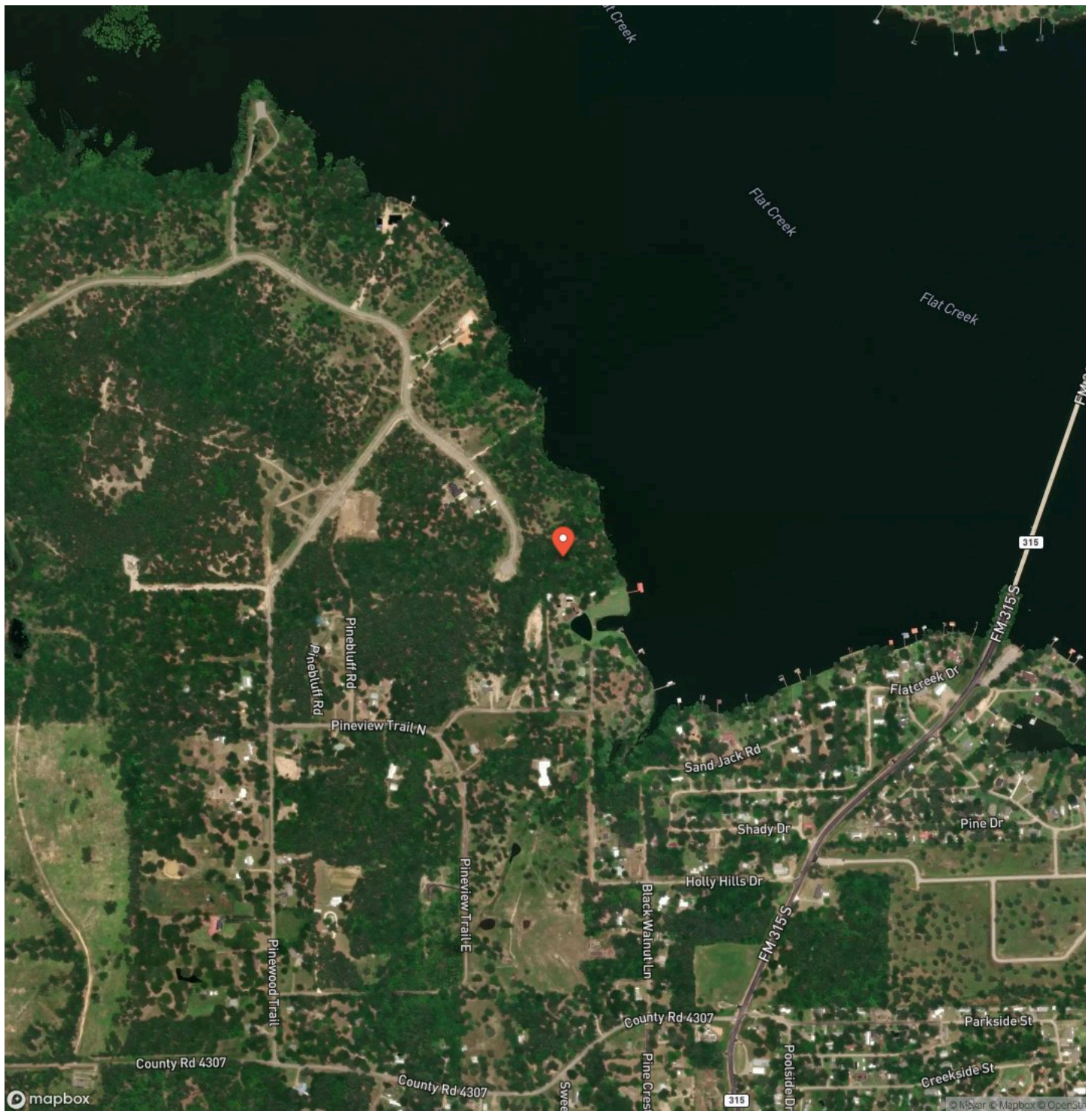
Locator Map



Locator Map



Satellite Map



3104 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.



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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