

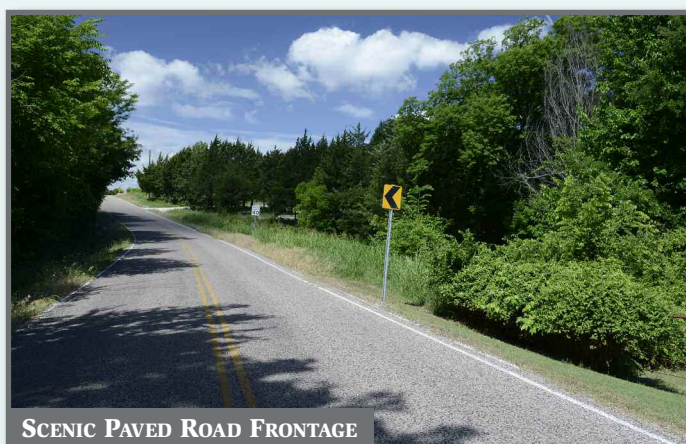
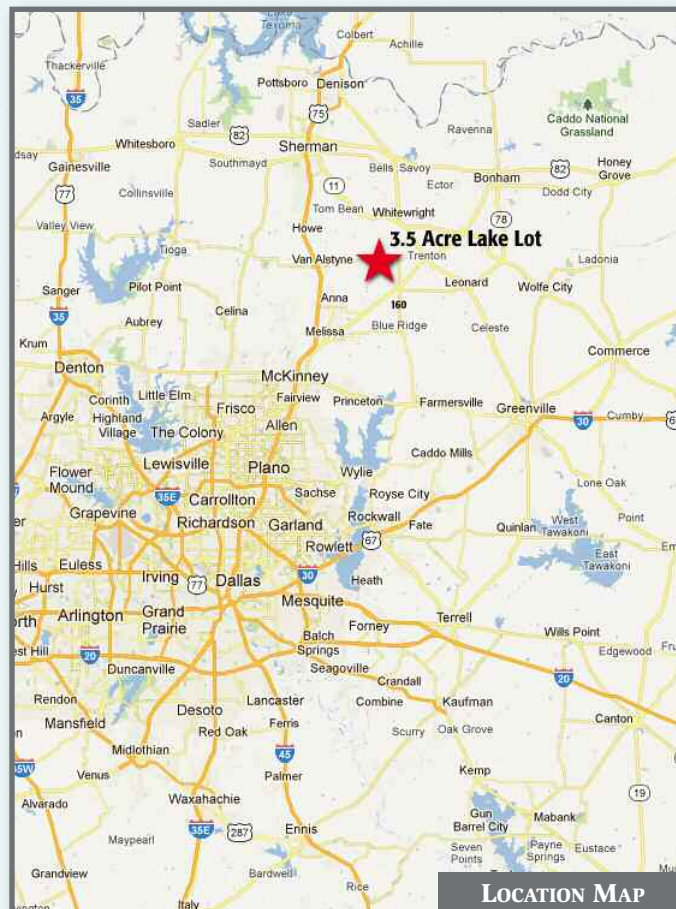
**3.5 ACRE LAKE LOT • SE GRAYSON COUNTY
WHITEWRIGHT, TX 75491****STUNNING LAKE VIEWS!**

Located on a very scenic stretch of CR534 this beautiful lakefront lot provides over 600' of frontage on a private 6-acre lake. This versatile site boasts multiple areas to build your dream home - all providing stunning lake views. Ownership gives you access to the entire lake. Great recreation property and the fishing is great! Only 5 minutes from SH 121 and 16 miles from US 75.

Summary:

- 3.51 Acres
- Great Building Site
- Private 6 Acre Lake
- Over 600' of Shoreline
- Private-Secluded Location
- Outdoor Recreation
- Scenic Paved Road Access
- Price: \$249,000
- MLS #13850985

**INCREDIBLE LAKE VIEWS****BUILDING SITE OVERLOOKING LAKE**



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FACT SHEET

COUNTY ROAD 534 • GRAYSON COUNTY* WHITEWRIGHT, TX 75491

PROPERTY: 3.51 acres located in Collin County and Grayson County, Texas. Property is split by the county line. *The majority of the tract is situated in Grayson County with a .64 acre portion located in located in Collin County.

Location: From Hwy 160: turn west on CR534 and go about 3/4 miles. Property is on your right.

From SH 121: Turn on CR528. Travel .6 miles until you reach Graybill Rd. Turn right on Graybill Rd (Graybill Rd turns into CR525). Travel on CR525 for 2.25 miles until you reach CR534. Turn right on CR534 and go .8 miles. Property will be on your left.

Legal: G-0633 JACKSON WM A-G0633, ACRES 3.51, .64 AC in Collin County

Grayson County
CR534

Tract Size
3.51 Acres

Property ID
272122

Geo ID
318 063300303

Note: the location map shown on the Grayson CAD website IS NOT correct

Electric: Available

Water: Available

Sewer: Septic

Cable: Dish Service

Phone: Available

Features: Property features a mostly flat building site area with topography that gradually slopes down to the lake.

Schools: Whitewright ISD

Tax Status: Property is located within the Whitewright city limits.

2018 Taxes: \$2,527.93