



Choke Canyon Development

3187 Hwy 72 Three Rivers, TX

10 Acres | \$264,950



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John Melnar

Broker

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PROPERTY DESCRIPTION

A prime residential development tract located on Hwy 72 directly across from Choke Canyon State Park. The 10-acre tract is conveniently located 5 miles from both the South Shore and Calliham Unit Boat Ramp and is only 8 miles from Three Rivers. Seller has a preliminary plat with 10 approximately 1-acre lots accessed by a common entrance from Hwy 72. Water is available from El Oso Water Supply and electricity is available from Karnes Electric Co-op.

The tract has approximately 925' of frontage on Hwy 72. The property has about 20' of elevation change sloping downhill from east to west. It has several nice mature trees including Live Oaks and Mesquites.

El Oso WSC has a line running along the northern boundary and confirms additional taps are available. Karnes Electric Co-op has lines running along the frontage and several service poles on the interior of the property. Septic systems will be needed. The seller has brought in over 80 loads of base material to aid with the future development. Ask broker for subdivision plat.



SCAN HERE TO VIEW MORE OF
CHOKE CANYON DEVELOPMENT

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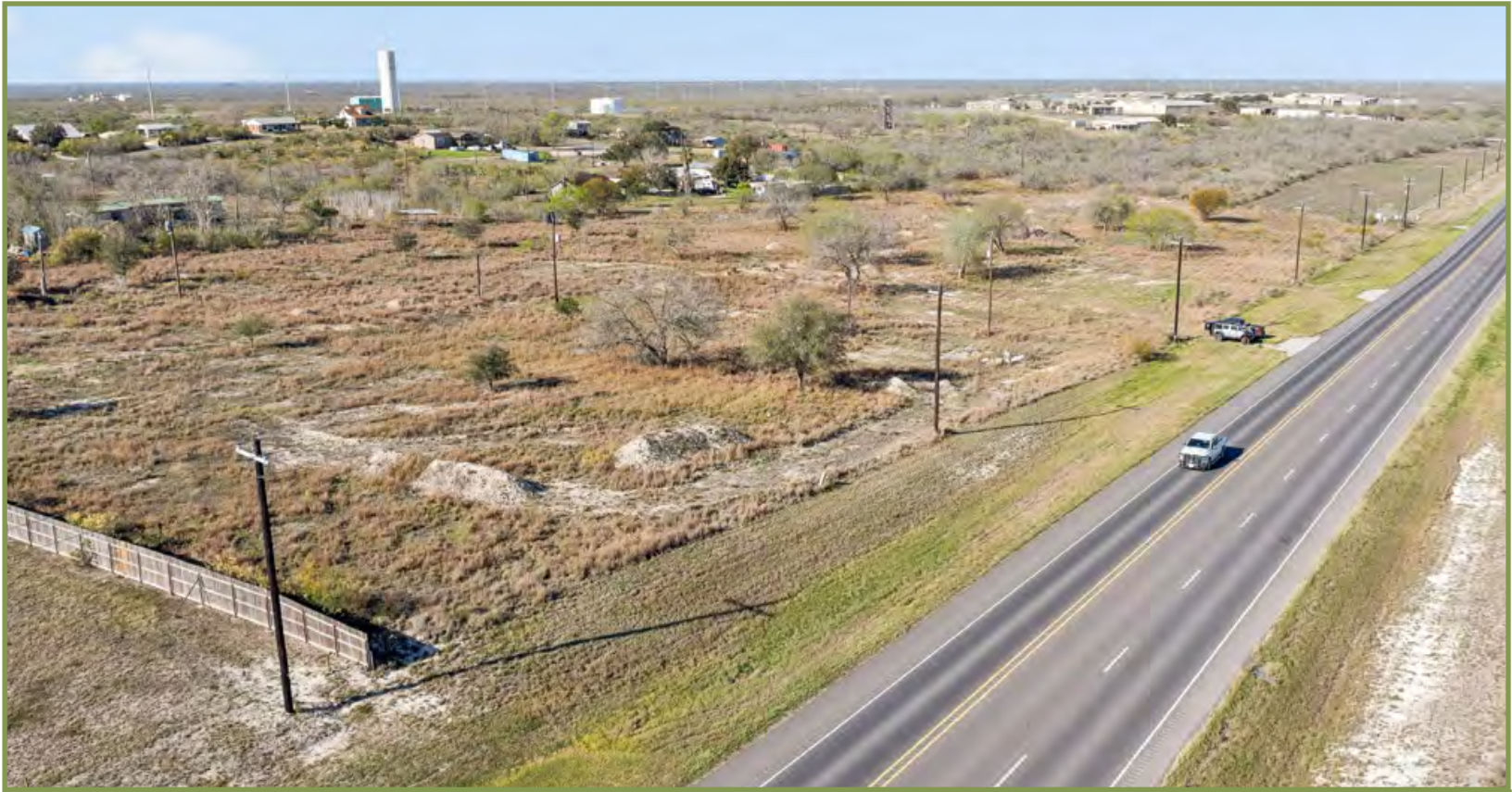


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LOCATION

Live Oak County

5 miles to both the Calliham and South Shore Unit boat ramps of Choke Canyon State Park, 8 miles to Three Rivers, 15 miles to Tilden, 18 miles to George West, 80 miles to San Antonio and Corpus Christi

Basic needs can be found in Three Rivers. HEB and Walmart are in either Beeville or Pleasanton, about 40 miles from the property.

DIRECTIONS

From Three Rivers, head west on Hwy 72 for 8 miles, property will be on left.

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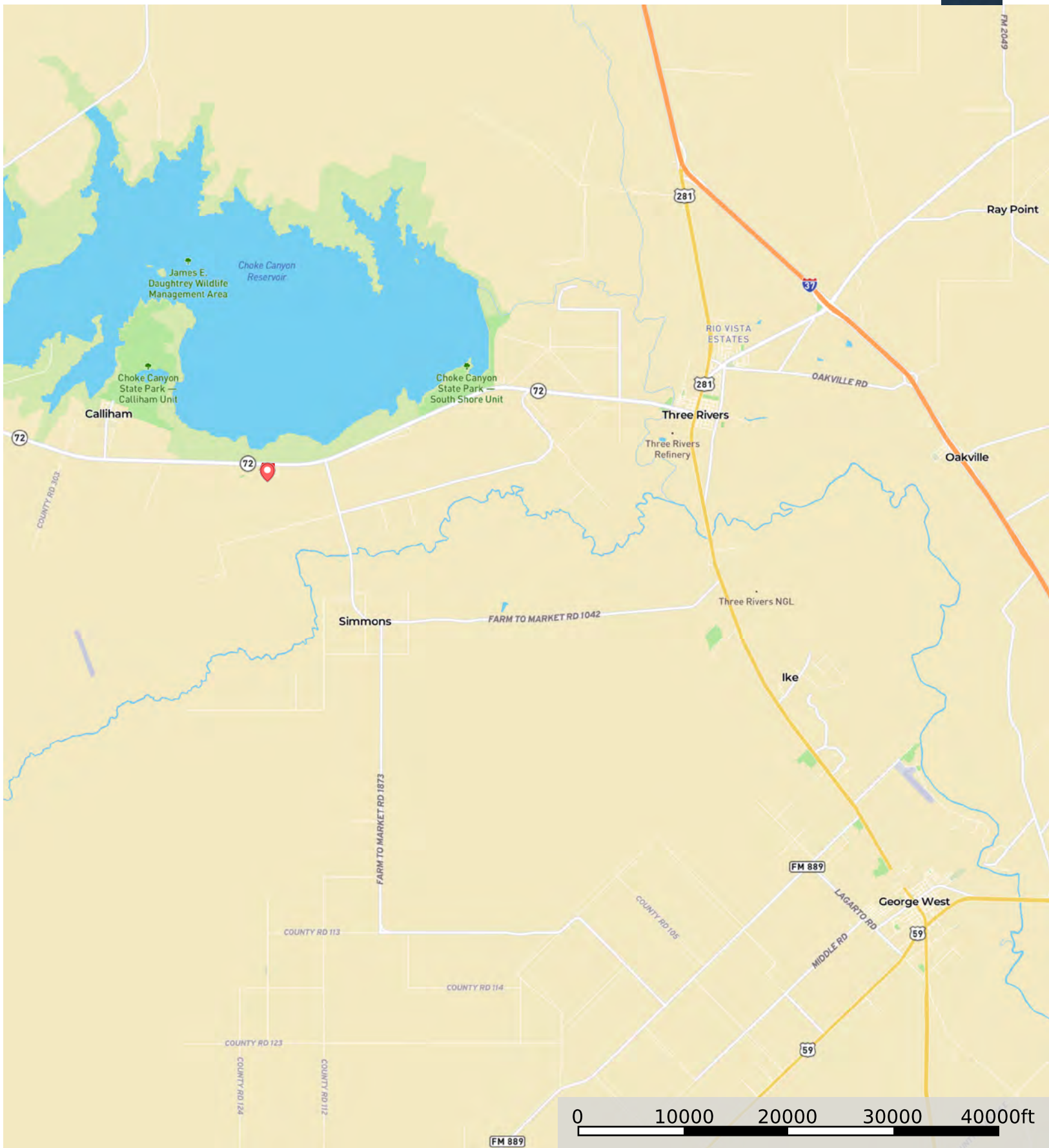
Boundary Water Wells



Boundary Water Wells

3187 Highway 72 Three Rivers, TX 78071

Live Oak County, Texas, 10.01 AC +/-



Marker Boundary