## 204007 - 0.24 ACRES - CONELLY DR, CLINT, TEXAS 79928

https://gatewaylandinvestments.com

Looking for an affordable piece of land where you can create something of your own?

This 0.24 acre property on Conelly Dr in Clint, Texas offers approximately 10,340 square feet of level land with plenty of possibilities for the right buyer.

Located in the Mountain Shadow Estates community, this property gives you the opportunity to enjoy a quieter setting while remaining within driving distance of everyday conveniences.

Horizon City is approximately 16 miles away, while El Paso is about 39.5 miles from the property. Shopping, restaurants, schools, parks, and medical facilities are avail...

**$6,500**

- Texas
- Available
- Cash Price

## Basics

**Parcel ID:** 204007

**Size:** 0.24 acres

**County:** El Paso

**State:** Texas

**Status:** Available

## Property Details

**Cash Price:** $6,500

**Owner Financing:** $200 down, $200 for 41 months, for a total price of $8,400

**GPS:** 31.757718, -106.031492

**Legal:** 231 Mountain Shadow Estates #30 Lot 35 ( 10340.11 SQ FT)

**Elevation:** 4299'

**Terrain:** Level

**Access:** Dirt Road

**Power:** No public electricity is available. Power can be supplied using solar panels, batteries, a generator, or a wind turbine

**Water:** No public water service is available. Water options include drilling a well, water delivery (water hauling), rainwater collection, or bringing your own water

**Sewer:** No public sewer service is available. A septic system or other approved onsite wastewater system will be required

**Zoning:** Vacant - Residential Land

**RV Living:** Allowed

**Mobile Homes:** Allowed

**Manufactured:** Allowed

**Taxes/Year:** $6.67

**Conveyance:** Warranty Deed

## GPS Coordinates

**Center:** 31.757718, -106.031492

**Northwest:** 31.757870, -106.031876

**Northeast:** 31.757834, -106.031476

# HOA / POA Information

**POA Name:** Horizon Communities Improvement Association

**Annual Fee:** $28.19

**Phone:** (915) 852-1811

**Website:** https://www.horizoncommunities.com/