

**181281000300095000 - 0.19 ACRES - OLD SMOKEY
VIEW DR, FLINT, TEXAS 75762**

<https://gatewaylandinvestments.com>

Some addresses earn their names, and Old Smokey View Drive in the Villages East community of Flint, Texas is one of them. Sitting at 460 feet of elevation - the highest of any Smith County lot in Gateway's portfolio - this 0.19-acre parcel in the heart of East Texas rose country enjoys the kind of elevated perspective that makes a homesite feel genuinely special before a single wall goes up.

At 8,375 square feet with a pleasingly varied shape that widens to 142 feet at its broadest point, this lot offers a natural canvas that rewards thoughtful home placement and landscaping. A 1,000 squar...

\$12,500

- Texas
- Available
- Cash Price

Basics

Parcel ID: 181281000300095000

Size: 0.19 acres

County: Smith

State: Texas

Status: Available

Property Details

Cash Price: \$12,500

Owner Financing: \$200 down, \$270 for 59 months, for a total price of \$16,130

GPS: 32.2101, -95.4383

Legal: Villages East U03 Lot 95

Elevation: 460'

Terrain: Mostly Level

Access: Dirt Road

Power: Provided by Oncor Electric Delivery (888) 313-6862

Water: Provided by Liberty Water Supply (903) 769-2095

Sewer: A Septic Tank is Required

Zoning: Vacant - Residential Land

RV Living: Not Allowed

Mobile Homes: Not Allowed

Manufactured: Not Allowed

Taxes/Year: \$34.00

Conveyance: Warranty Deed

GPS Coordinates

Center: 32.2101, -95.4383

Northwest: 32.2102, -95.4384

Northeast: 32.2103, -95.4381

Southwest: 32.21, -95.4383

Southeast: 32.2099, -95.4381



HOA / POA Information

POA Name: The Villages Club Homeowners Association Inc. Managed by Prestige Association Management Group

Annual Fee: \$330.00

Phone: (281) 607-7701