

**R00029049 - 0.18 ACRES - DOGWOOD DR,
MURCHISON, TEXAS 75778**

<https://gatewaylandinvestments.com>

Callender Lake is one of East Texas's best-kept secrets - a fully gated, private lake community in Van Zandt County that feels more like a resort than a subdivision, and this 0.18-acre lot on Dogwood Drive puts you right in the middle of everything it has to offer. At 510 feet of elevation, this is the highest-situated Texas lot in Gateway's entire portfolio, giving the property a naturally elevated, breezy character that makes every day here feel like an escape.

The lot delivers 7,841 square feet of perfectly level, paved-road-accessible land with a tidy and consistent 70 by 112-foot foot...

\$9,895

- Texas

- Available

- Cash Price

Basics

Parcel ID: R000029049

Size: 0.18 acres

County: Van Zandt

State: Texas

Status: Available

Property Details

Cash Price: \$9,895

Owner Financing: \$200 down, \$265 for 47 months, for a total price of \$12,455

GPS: 32.3704, -95.6849

Legal: Acres: 0.180 Blk: 29 Lot: 1 Addn: Callender Lake IV

Elevation: 510'

Terrain: Level

Access: Paved Road

Power: Provided by Trinity Valley Electric Coop. (903) 675-5688

Water: Provided by Southwest Water Co. (866) 654-7992

Sewer: A Septic Tank is Required

Zoning: Vacant - Residential Land

RV Living: Not Allowed

Mobile Homes: Not Allowed

Manufactured: Not Allowed

Taxes/Year: \$60.50

Conveyance: Warranty Deed

GPS Coordinates

Center: 32.3704, -95.6849

Northwest: 32.3706, -95.6853

Northeast: 32.3708, -95.6851

Southwest: 32.3703, -95.685

Southeast: 32.3705, -95.6848



HOA / POA Information

POA Name: Callender Lake

Annual Fee: \$128.75

Phone: (903) 469-3080

Website: <http://www.callenderlake.info/>