

\$245,000 - 0 (lots 205-207) Sam Houston Parkway, Luling

MLS® #557959

\$245,000

0 Bedroom, 0.00 Bathroom,
Land / Farm on 10.18 Acres

Patriot Ranch Un 2, Luling, Texas

Beautiful lots totaling 10.18 acres in the controlled access gated community of the Settlement at Patriot Ranch! Located just South of Luling off Highways 80 and Interstate 10, the location offers a convenient commute to Austin, San Antonio, Houston, South Texas and everywhere in between. Lots 205-207 offer a naturally wooded terrain with varying topography and beautiful countryside views. Water well and septic will be needed for your build. Co-op Electric available. This premier subdivision offers a taste of the country life with small acreage tracts featuring custom built homes and complementing amenities with the benefit of Ag Exemption. HOA restrictions allow site-built homes with a minimum of 1,800 sq ft living space that features a masonry exterior (no time limit to build). No manufactured/mobile homes or barndominiums. Enjoy over 1,200 acres of drive-able views to enjoy the domestic and exotic wildlife views and take your breath away sunsets! Common area features including several small natural parks throughout and the large Patriot Park at the entrance with catch and release fishing and picnic areas.



Essential Information

MLS® #	557959
Price	\$245,000

Bathrooms	0.00
Acres	10.18
Type	Land / Farm
Sub-Type	Residential
Status	Active

Water Feature/View

View	Rural
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Community Information

Address	0 (lots 205-207) Sam Houston Parkway
Subdivision	Patriot Ranch Un 2
City	Luling
County	Gonzales
State	Texas
Zip Code	78648

Amenities

Utilities	Above Ground Utilities, Electricity Available, Trash Collection Private
Features	Fishing, Gated, Park, Pier

School Information

District	Gonzales ISD
Elementary	Gonzales East Avenue Primary School
Middle	Gonzales Junior High School
High	Gonzales High School

Additional Information

Date Listed	September 26th, 2024
Days on Website	351
Days on Market	369
HOA Fees	435
HOA Fees Freq.	Annually
Gated Community	Yes

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