

\$65,000 - Lot 7 Ranch Road Dr., Hilltop Lakes

MLS® #25004485

\$65,000

Bedroom, Bathroom,
Land on 3.82 Acres

Other, Hilltop Lakes, TX

Rare opportunity to own 3.818 acres in the highly sought-after Ranchettes section of Hilltop Lakes. This private, tree-covered tract features abundant mature live oaks, an existing deep water well, and electrical pole already in place (meter required)â€”saving thousands in development costs.

The lot is 80â€”90% flat with excellent drainage and a large central building site, perfect for a custom home, retreat, or investment property. There is also a small existing shack on site for storage or temporary use.

Enjoy dual access via Ranch Road and a private road at the northeast corner. The seller has confirmed with the county that access rights to the private road are likely transferable to the buyer.

Located atop a hill, the lot offers elevated views and a peaceful setting just minutes from all the amenities of Hilltop Lakes.

COMMUNITY AMENITIES (Included with HOA):

18-hole golf course; Texas-shaped swimming pool; Mini-golf & disc golf; Horse stables; Airstrip; Stocked lakes for fishing; Clubhouse, dining, and more



HOA Fees: Low annual dues \$55 as land \$110 with homesite.

Deed Restrictions: Light residential restrictions; mobile/manufactured homes not permitted in this section.

All information provided is intended to be accurate and reliable; however, buyers are advised to independently verify all details.

Essential Information

MLS® #	25004485
Price	\$65,000
Acres	3.82
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Lot 7 Ranch Road Dr.
Area	Leon
Subdivision	Other
City	Hilltop Lakes
County	Leon
State	TX
Zip Code	77871

Amenities

Amenities	Maintenance Grounds, Management, Pool
Utilities	Electricity Available, Water Available
Features	Deck/Porch, Golf, Pool, Tennis Court(s)
Pool	Community

School Information

District	Normangee
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Additional Information

Days on Market 204
HOA Fees 55
HOA Fees Freq. Monthly

Listing Details

Listing Agent Jun Zhang
Listing Office ATCO Realty LLC



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