

Suttle and Company Real Estate

Prop #4

Lot 7, River Valley Subdv., 1 Ac

Rio Frio, Tx 78879



*"Your Real Estate
Professionals"*



Attributes

- Great Location
- Well
- Underground Utilities
- Paved Access



Suttle and Company Real Estate

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1 Acre of Possibilities — Manufactured or Site-Built! Located between Leakey and Garner State Park, this level 1-acre tract in River Valley Subdivision offers flexibility and convenience in a beautiful Hill Country setting. Lot 7 is fenced on three sides and features a well and meter loop already in place with fiber optic available. The property allows for either a minimum 1,200-square-foot manufactured home or a site-built home—an increasingly rare opportunity in this desirable area. Enjoy paved access and a small, friendly neighborhood just minutes from Leakey, Garner State Park and the scenic Frio River. Plenty of room for your home, yard and outdoor living spaces. Whether you're looking for a permanent residence, weekend getaway or investment, this property is ready for your vision! **List Price: \$83,000**

River Valley Subdivision
Phase I

Sur. 606
WM. H. Battle
Abst. 59



