

Suttle and Company Real Estate

**Lot 3, Rio Park Estates, 1.235 Ac
Rio Frio, Tx 78879**



*"Your Real Estate
Professionals"*



Attributes

- Great Location
- Well
- Frio River Front
- Easy Access
- No HOA



Suttle and Company Real Estate

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This is a beautiful 1.235-acre, river front tract with commercial potential. Located just south of Leakey in Rio Frio at Rio Park Estates. Not restricted against nightly rentals. The lot could accommodate up to 4 cabins with frontage on the Frio River, or it could be the location of a beautiful private residence with approximately 288 ft of frontage along the east bank of the Frio River. This lot is priced at \$1649 per running foot of river frontage. There are several recent sales in the area at displayed sales prices of \$2475 p/running ft. Much of the property is out of the flood plain and the river is lined with giant cypress and Sycamore trees. A small cabin & strg building on site could be kept or removed at the discretion of the purchaser. This is new to the market and what everyone is looking for.

64 Canal Circle
Real County, Texas, 1.235 AC +/-



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