



# LAND FOR SALE

## 21+ ACRES

ADDRESS: 21 Cape Royale Drive

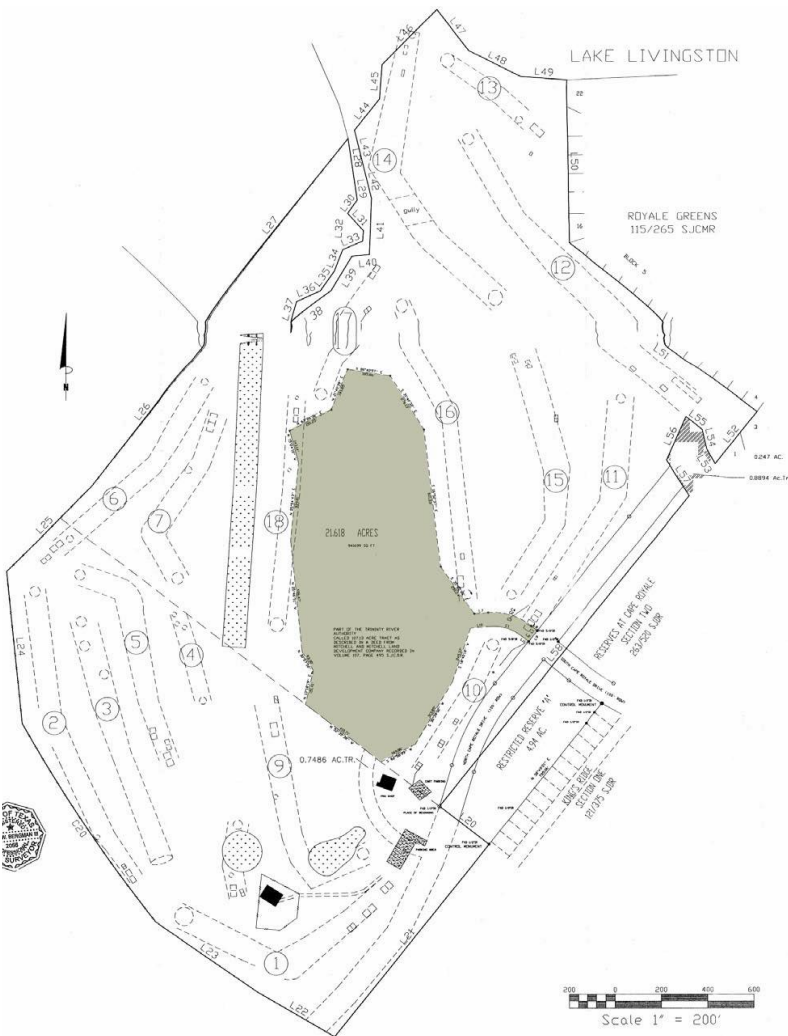
### PROPERTY DETAILS



Build a private **Residential Estate** on 21 acres of beautiful woodland surrounded by the Cape Royale Golf Course, or develop for **Commercial** use – **Vacation Lodging, Resort** or **Time Share**.

Approximately 45 minutes north of Houston, Cape Royale has one of the few protected marinas on Lake Livingston.

**Offered at \$495,000**



### PROPERTY DETAILS

**Land Size:** 21.618 Acres (per survey)

**Topography:** Rolling

**Zoning:** Not Applicable

**Water:** Cape Royale MWD No.1

**Flood Plain:** Outside 500-Year zone (per Appraisal)

**Location:** Cape Royale Subdivision, four miles northeast of Coldspring in eastern San Jacinto County, surrounded by Cape Royale Golf Course.

**Utilities:** Water/Wastewater & Electric at road

**Environment:** Resort-style, lakeview residential

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