

PROPERTY FEATURE SHEET

{1601 COUNTY ROAD 489, ETOILE}

Lake Sam Rayburn Waterfront Investment Retreat | 2 Cabins + 3 RV Hookups | Nearly 5 Acres | No HOA | No Deed Restrictions

Highlights:

Direct Lake Sam Rayburn Waterfront • Income-Producing • Nearly 5 Acres • 2 Fully Furnished Cabins • 3 RV Hookups • Commercial Septic • City Water • No HOA • No Deed Restrictions • Massive Expansion Potential

Own, Earn & Expand on Lake Sam Rayburn!

Rare opportunity to own an income-producing waterfront property on nearly 5 acres with approximately 175 feet of direct Lake Sam Rayburn waterfront. Whether you're looking for a turn-key short-term rental investment, private family retreat, or property with room to develop, this one offers exceptional flexibility.

The property currently features two nearly identical waterfront cabins, with each cabin sleeping up to 6 guests and offering 2 bedrooms and 1 bathroom.

The cabins provide an immediate opportunity to generate rental income while you enjoy the property or plan its next phase.

Even better, much of the essential infrastructure is already in place. The property is RV-ready with three existing RV hookups, a commercial septic system, and city water.

And here's where the possibilities really open up: NO HOA and NO DEED RESTRICTIONS.

With nearly 5 acres, there's room to create something truly special. Build your dream lake house or private estate while the existing cabins generate income. Explore additional cabins, luxury glamping accommodations, expanded RV sites, or other recreational and investment concepts.

Whether your vision is an income-producing lakefront getaway, family compound, vacation-rental business, or future development opportunity, properties offering this combination of waterfront access, existing rental accommodations, infrastructure, acreage, and flexibility are difficult to find.

Come see the potential and imagine what you could create on Lake Sam Rayburn.

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