Waterfront Lots at Arrowhead
39 Flint Circle
Corsicana, TX 75109

$215,000
5.38± Acres
Navarro County







MORE INFO ONLINE:

https://ttranchgroup.com/

SUMMARY

Address
39 Flint Circle

City, State Zip
Corsicana, TX 75109

County
Navarro County

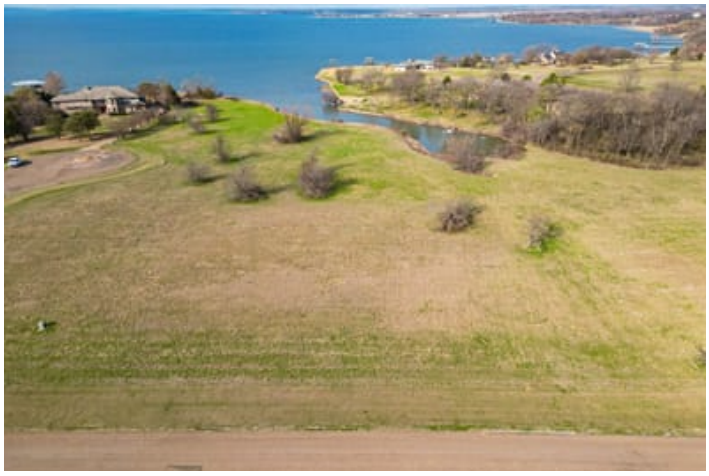
Type
Lakefront, Recreational Land

Latitude / Longitude
31.983032 / -96.265456

Acreage
5.38

Price
$215,000

Property Website
ttranchgroup.com







PROPERTY DESCRIPTION

This is a once-in-a-generation opportunity to secure one of the most significant land holdings in the exclusive, gated Arrowhead subdivision. Offering the perfect blend of privacy, scale, and shoreline, these three contiguous parcels total approximately 5.38 acres of prime Texas lakefront, creating an unparalleled canvas for a world-class custom estate or a multi-dwelling family compound.

THE LAND & WATERFRONT:

This offering is comprised of three distinct parcels, each with its own unique character. Lot 38 (1.36 Acres) is the "Crown Jewel" of the collection, boasting an incredible 300 linear feet of expansive waterfront. Lot 39 (1.82 Acres) offers 65 linear feet of water access, while Lot 40 (2.2 Acres) provides an additional 100 linear feet of shoreline. Combined, you have 465 linear feet of private waterfront. Whether you choose to purchase a single lot for a secluded retreat or secure all three to create a sprawling 5.38-acre masterpiece, the flexibility here is unmatched.

THE LIFESTYLE:

Life at Richland Chambers is defined by the rhythm of the water and the serenity of nature. Imagine waking to the sound of birds and the gentle lap of waves against your shore. Start your day with a peaceful sunrise paddle in your canoe or kayak, exploring the hidden coves of the reservoir. As the day warms, launch your boat from the private, resident-only boat ramp to enjoy 41,000 acres of blue water. For the angler, this is a world-class destination; these waters are legendary for trophy catfish, crappie, white bass, and hybrid stripers. As evening falls, the horizon transforms into a fiery canvas of Texas sunsets-the ultimate backdrop for entertaining on your future expansive deck or relaxing by a lakeside fire pit.

SUPERIOR STANDARDS:

Protect your investment in a community that values quality. Arrowhead is a restricted, gated community featuring underground co-op electric and water at the road front to preserve unobstructed lake views. Homes are limited to site-built residences with a 2,500 sq. ft. minimum of heated and cooled space. With no timeframe to build, you can secure your legacy today and build your dream home when the time is right.

LOCATION & CONVENIENCE:

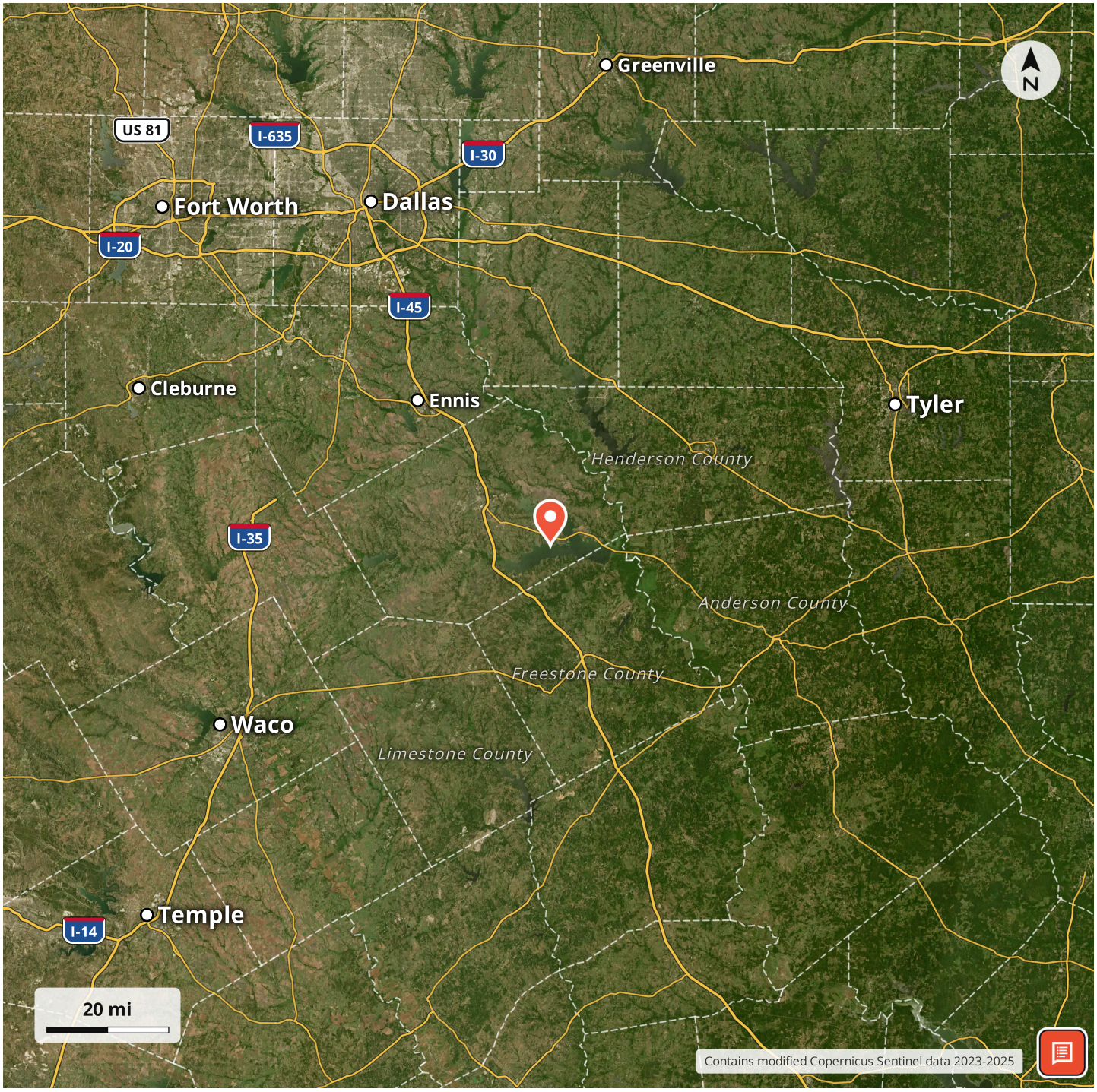
Experience the best of both worlds-the profound quiet of the lake and the convenience of the city. Located just 65 miles from the heart of Downtown Dallas, this is the premier weekend escape for the DFW professional. You are only 10 miles from the Corsicana Airport and minutes from the historic charm of downtown Corsicana, where you will find boutique shopping, fine dining, and vibrant art galleries. Don't miss this rare chance to own a piece of Texas' newest major reservoir. From trophy fishing to twilight cruises, the legacy you build here will be cherished for generations. Available as individual lots or a complete 5.38-acre package. Contact the listing agent for a private tour of this extraordinary shoreline.








Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:

Representative
TT Ranch Group

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(214) 396-9692

Office
(214) 396-9692

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info@ttranchgroup.com

Address
3131 Turtle Creek Blvd.

City / State / Zip
Dallas, TX 75219

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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