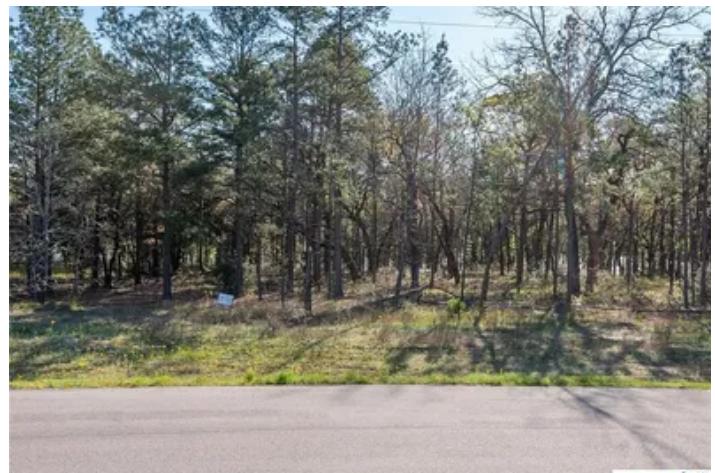


3108 Shadow Pine  
3108 Shadow Pine Drive  
Larue, TX 75770

**\$220,000**  
1.030± Acres  
Henderson County



**3108 Shadow Pine**  
**Larue, TX / Henderson County**

**SUMMARY**

**Address**

3108 Shadow Pine Drive

**City, State Zip**

Larue, TX 75770

**County**

Henderson County

**Type**

Lakefront, Lot, Undeveloped Land

**Latitude / Longitude**

32.198614 / -95.520877

**Acreage**

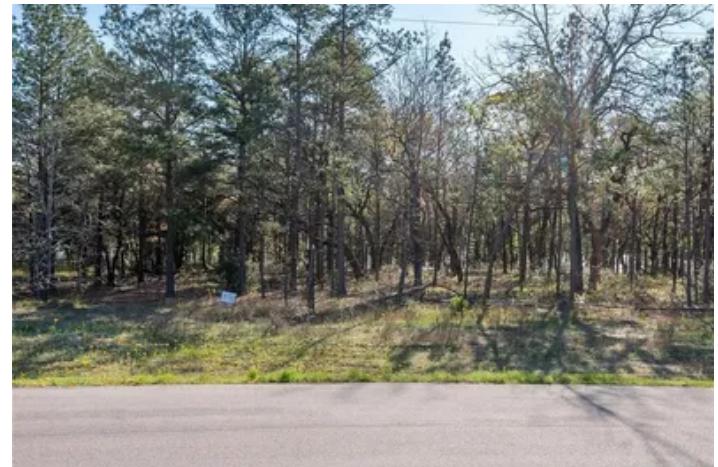
1.030

**Price**

\$220,000

**Property Website**

<https://capitalranchsales.com/property/3108-shadow-pine-henderson-texas/95968/>



**3108 Shadow Pine  
Larue, TX / Henderson County**

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**PROPERTY DESCRIPTION**

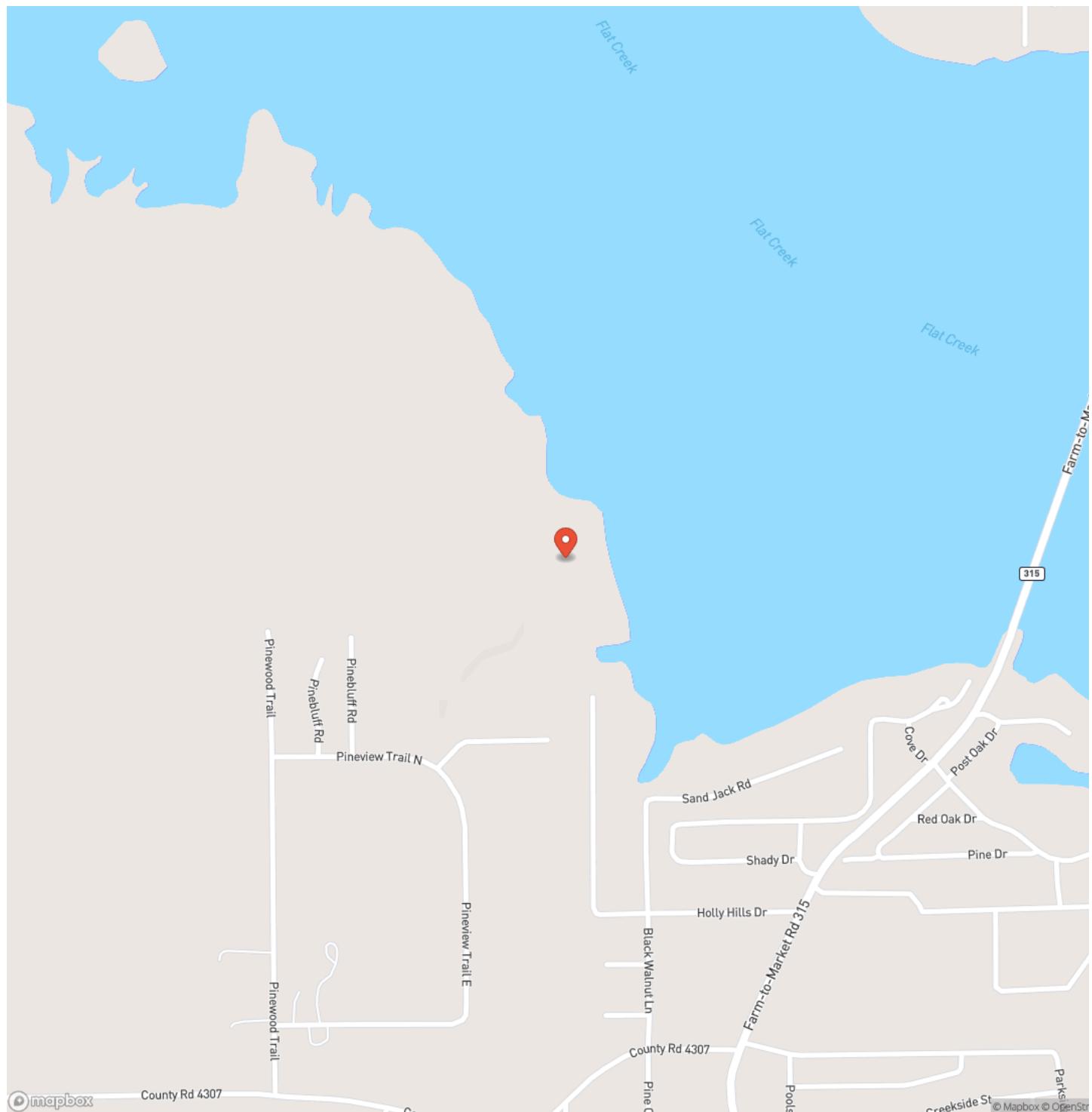
Approximately 30 minutes from Tyler and 1.5 hours from Dallas, this 1.03 acre lakefront lot is primed and ready for a vacation home or primary residence in beautiful East TX. Located in the gated community of Legacy Shores along Lake Palestine, this lot is equipped with city water, electricity and great tree coverage. This property is priced to sell! In addition to having approximately 90 ft of lake frontage, you can also build a dock due to the compatible shoreline of this lot. Not all lakefront lots in this neighborhood are dockable, which makes this location very desirable. This lot is also situated near the end of a cul de sac, which greatly reduces traffic and adds privacy.



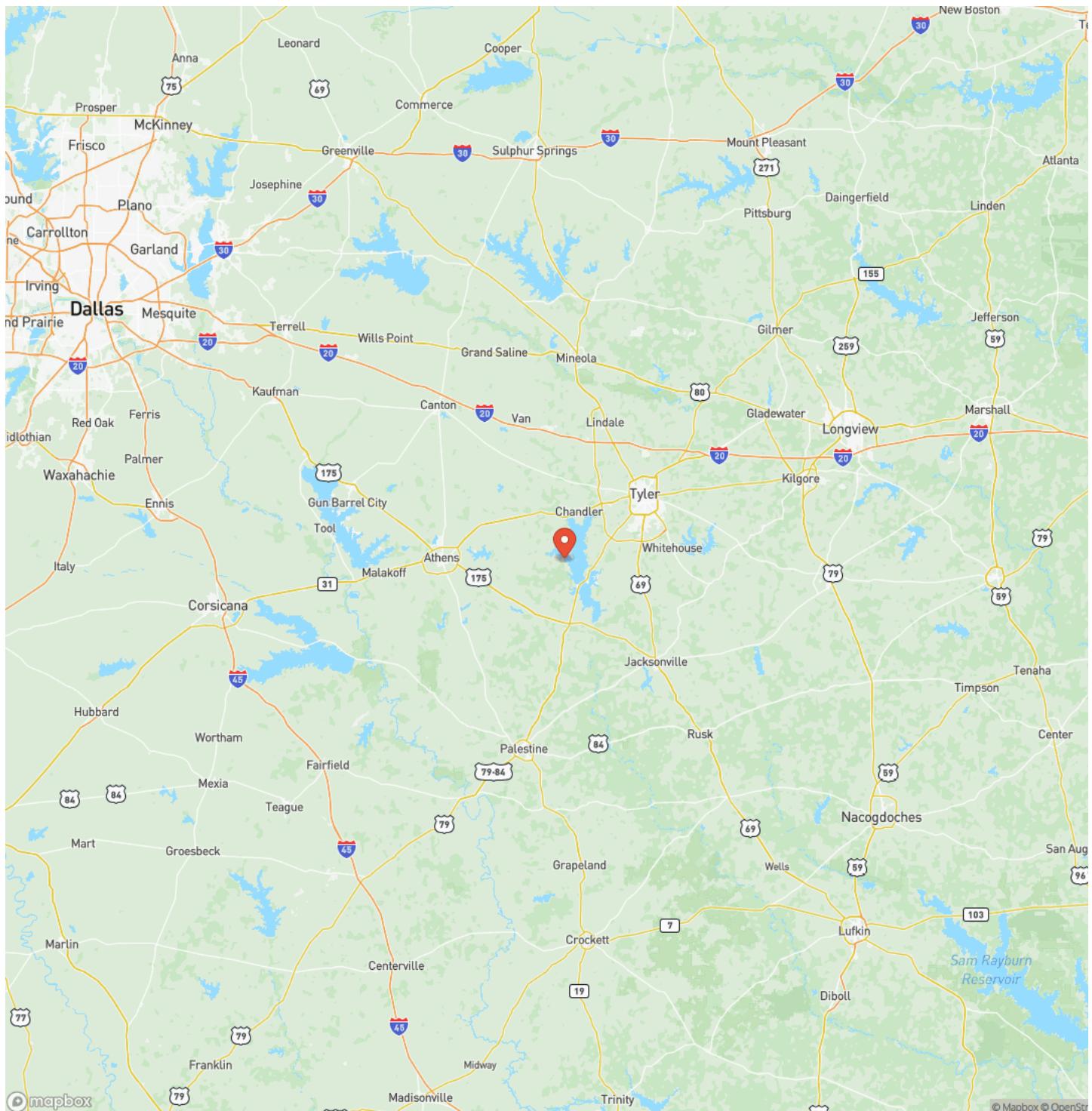
**3108 Shadow Pine**  
Larue, TX / Henderson County



## Locator Map



## Locator Map



## Satellite Map



**3108 Shadow Pine  
Larue, TX / Henderson County**

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Taylor Bailey

## Mobile

(214) 883-0449

## Email

Taylor@capitalranchsales.com

## Address

**City / State / Zip**

## NOTES



## **MORE INFO ONLINE:**

[www.capitalranchsales.com](http://www.capitalranchsales.com)

## NOTES



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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