

**226+/- Acres out of Shadow Lakes Subdivision  
14745 E. Interstate Hwy 20  
Wills Point, TX 75169**

**FOR SALE**

**\$904,000**



**RE/MAX Landmark**  
**113 North Frances St.**  
**Terrell, TX 75160**  
**[www.frankrobertslandteam.com](http://www.frankrobertslandteam.com)**



For additional information, please contact:

**Frank J. Roberts, ALC**  
**REALTOR, Owner**

**Office: 972-524-0689**

**Fax: 972-551-2525**



Information herein deemed reliable but not guaranteed

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**LAND TEAM**

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**DESCRIPTION:**

This 226 +/- acres is only 35 miles from Dallas. Adjacent to Shadow Lakes Subdivision, this beautiful tract has plenty of heavy timber for wildlife and 3000+ feet of frontage on the stunning 65+ acre lake. Because of the proximity to Shadow Lakes, underground utilities and roadway are being constructed 2011 to front gate of property. Build your secluded estate, or develop it in the future.

**UTILITIES:**

Co-op Water — Co-op Electric—Underground Utilities and Roadway pending 2011

**SCHOOLS:**

Wills Point ISD

**PRICING:**

**Priced to Sell at \$4,000/acre**

**DIRECTIONS:**

Take I 20 East from I 635 in Dallas for 34 miles to Exit 512 (FM 2965) go across freeway and enter into Shadow Lakes Subdivision (Shadow Lakes Dr) N to Canyon Lakes Rd. Left past Amenity Center, follow road turns into dirt road until you reach end of road. Land on Right fronts large Shadow Lake 65 + acre lake





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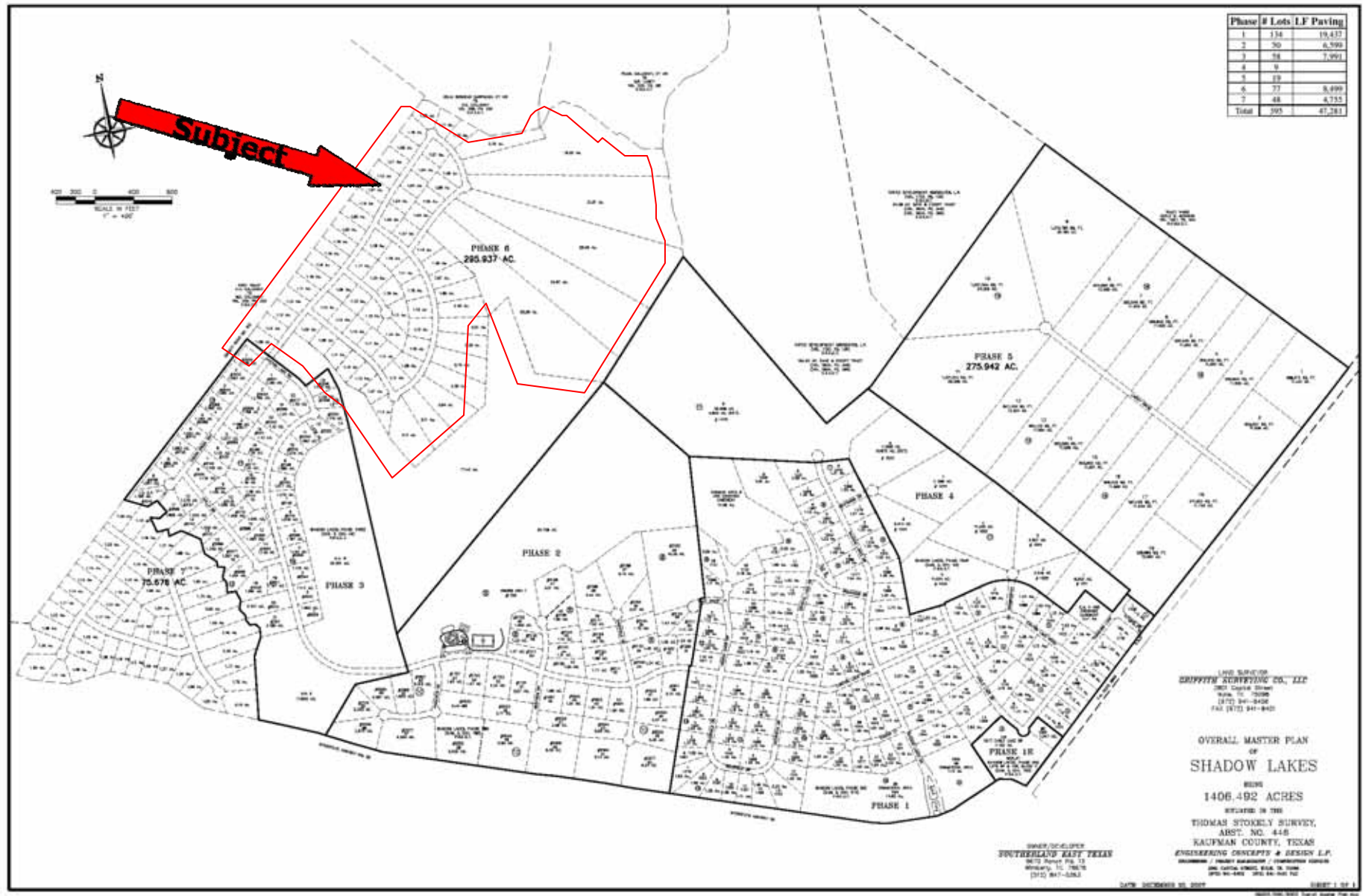


Beautiful Lakes and Park Like Setting  
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