

# Unimproved Land - Lipan, TX

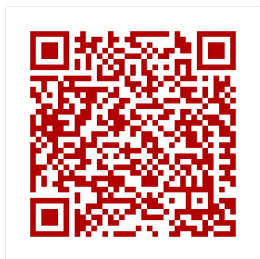


## 745 S Sugartree Drive S, Lipan, TX, 76462

Offered at \$130,000

Here's a great opportunity to start building almost immediately! This property offers over an acre on a beautiful lot in the highly desired reserve of Sugartree on the Brazos! This awesome listing comes with full build plans for a custom home along with the architectural review board, approval of these plans. This approval is HUGE and it saves you thousands on submitting for fully new approval. All the foot work has been done for you, just build the dream! Certified letter for foundation soil testing completed and letter to transfer to buyer. This is a great investment for not only an individual but for builders as well. You don't find this here! Come build your dream in a great community that offers you golf, fishing, community pool and a cute little eatery with grilled food. Don't kick yourself for passing this opportunity up! Information Deemed reliable but not guaranteed.

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
1.01 acre (lot size)
Built: Unknown year



Scan above on mobile device  
for directions to this listing

Assist2Sell  
vip@assist2sell.com



All information deemed reliable but not guaranteed. If your property is currently listed this is not meant as a solicitation.  
©2026 Assist2Sell.com - Licensed according to agreed upon terms and conditions. This listing is courtesy of Garner Realty Group

