



\$429,000.00

3520 US-59, LIVINGSTON, TX 77351, USA

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HUGE TRACT OF LAND - 4.61 ACRES US 59 FREEWAY FRONTAGE, ENTRANCE GATE ON HWY 59; GREAT FOR COMMERCIAL AND /OR RESIDENTIAL USE AND DEVELOPMENT, LOCATED IN RAPIDLY GROWING LIVINGSTON AREA. ADDITONAL ACCESS ON REAR OF PROPERTY ON OLD HWY 35, IDEAL FOR BUSINESS AND RESIDENTIAL USE, MANY INGRESS / EGRESS OPTIONS, FULLY FENCED PROPERTY

Rooms & Units Description

Property title: 3520 US Highway 59 Livingston Texas 77351

Room Count: 3

Photo Count: 25

Original List Price: 429000.00

Property Details



Parcel Number: 10525-0016-00

Style: Ranch

Price Sq Ft List: 294.64

Acres Description: 2 Up to 5 Acres

Stories: 1

Lot Description: Cleared,Other,Wooded

List Type: Exclusive Right to Sell/Lease

Acres: 4.61

Dwelling Type: Free Standing

Restrictions: No Restrictions, No Restrictions

Property Features

Roof: Composition,Other

Garage Carport: Converted Garage,Driveway Gate,Workshop

No Of Garage Cap: 2

Cool System: Central Electric

Oven Type: Electric Oven

Siding: Cement Board,Wood

Foundation: Block & Beam,Slab

Garage Desc: Detached Garage

Heat System: Central Electric

Fireplaces Number: 1

Water Sewer: Septic Tank,Well

Fees & Taxes

Tax Rate: 1.742

Tax Year: 2022

Tax Amount: 2921

Basics

Baths Full: 1

Year Built Src: Appraisal District

Location Details



Area: 44

School District: 103 - Livingston

School Elementary: LISD OPEN ENROLL

School High: LIVINGSTON HIGH SCHOOL

Geo Market Area: Livingston Area

Zip: 77351

County Or Parish: Polk

Directions: I-69/US-59 N toward Cleveland, Drive to US-59 S in Polk County, Continue onto US-59 N Make a U-turn, Destination will be on the right

School Middle: LIVINGSTON JUNIOR HIGH SCHOOL

Subdivision: ABST 525 T STUBBLEFIELD SURVEY

State: Texas

City: Livingston

Miscellaneous

Annual Maint Desc: No

Connections: Electric Dryer Connections,Washer Connections

Finance Available: Cash Sale,Conventional,FHA,Owner 2nd,Owner Financing,Seller to Contribute to Buyer's Closing Costs,USDA Loan

Legal: ABST 525 T STUBBLEFIELD SURVEY TRACT 12

DOM: 168

Realist Block: No Restrictions

Disclosures: Sellers Disclosure

Range Type: Electric Range

Legal Subdivision: ABST 525 T STUBBLEFIELD SURVEY

Courtesy of

List Office Name: R3 Yes! Real Estate, LLC Suite 365

