

# 1504 RR 261



Presented by  
Jesse James Real Estate

1504 RR 261, Buchanan Dam, TX 78609



**Price: \$995,000**

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Lake Buchanan - Income producing property - priced below recent appraisal! Unrestricted 2.38-acres with 262 feet of prime Lake Buchanan frontage (5 mile view across open water). This income-producing property is perfect as a family getaway, vacation rental, or investment opportunity. Features: Primary Home: 1950s vintage with original oak hardwood floors and large addition with expansive kitchen/living area. House 2: 3/2 MH with open living/dining/kitchen, wrap-around porch, and lake views House 3: 3/2 MH with 2 living rooms, wrap-around porch, and lake views House 4: 1/1 site-built with covered porch and parking All homes have central heat/air and are in excellent condition. Most currently leased. Additional investment amenities: 13 RV sites with full hookups and individual electric meters Massive metal shop with 3 roll-up doors and office. Fenced with electric security gate Cement bulkhead, pier, and boat ramp for easy lake access Private well plus 2 community water taps, approved septs, paved driveway, planted oak & cypress trees and sand volleyball court. Conveniently located on the SW end of the lake near Highways 1431 & 29, just 90 minutes NW of Austin & San Antonio. High potential for rental income with room to grow. Recent title work and LCRA septic approval - this place is ready for a new owner! Value added property - possibly one of the best live water deals in



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**Jesse James Real Estate**

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Central Texas, come see

Waterfront - 7.5 Mile Open Water View - Unrestricted - Income Producing - Fast Growing Market!

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## Property Photos



SSMarked



ss6



# 1504 RR 261

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## Property Photos



ss16



ss3



# 1504 RR 261

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## Property Photos



SSfah



House 1



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## Property Photos



House 1



House 1



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House 1



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House 1



House 1



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## Property Photos



House 1



ss10



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## Property Photos



2.4



2.6

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## Property Photos



2.5



2.9



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## Property Photos



2.3



2.1



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## Property Photos



2.7



2.8

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## Property Photos



2.13



2.14



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## Property Photos



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ss5



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## Property Photos



ss8



ss12



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## Property Photos



House 2



House 2

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## Property Photos



House 2



House 2



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## Property Photos



House 3



House 2



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## Property Photos



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ss15



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## Property Photos



Large Metal Shop on Slab w Elec



ssc2



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## Property Photos



ss7



ss9



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## Property Photos



House 4



House 4

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## Property Photos



House 4



Houe 4



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## Property Photos



House 4



ss8



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## Property Photos



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ss17



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## Property Photos



ss12



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## Property Photos



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ss4



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## Location

