

# VINTAGE SHORES

PROPERTY  
VIDEO



EAST LAKE  
TAWAKONI

122.51 AC

A C R E S





# VINTAGE SHORES

**TRUE COUNTRYSIDE EXPERIENCE**

**IDEAL VACATION HOME LOCATION**

**NEARBY ACCESS TO PUBLIC BOAT RAMP**

**COMMUNITY PARK BY THE LAKE**

**LARGE PARCELS DESIGNED FOR PRIVACY**

**SECURE GATED ENTRANCE**

**PRIVATE RECREATIONAL PARK AND PICNIC AREA**



An aerial photograph of Lake Tawakoni, showing the lake's shoreline, surrounding green fields, and a bridge crossing the water. The text 'LAKE TAWAKONI' is overlaid in white.

# LAKE TAWAKONI

Conveniently located off Highway 276.

Texas's second largest lake:

- 38,000 acres
- 200 miles of shoreline

Offers DFW Metro area residents the opportunity to enjoy living near one of the most beautiful state parks in Texas.



An aerial photograph of Lake Tawakoni, showing the lake's shoreline, surrounding green fields, and dense forests. The lake is a deep blue, and the surrounding land is a mix of green and brown, indicating different types of vegetation and land use. The text "EAST LAKE TAWAKONI POSITIONED FOR GROWTH" is overlaid in white, bold, sans-serif font.

# EAST LAKE TAWAKONI POSITIONED FOR GROWTH

Since 2020, Lake Tawakoni has experienced population growth of 32.2%.

Positioned for continued growth as more people look to move away from the high costs of DFW and enjoy the benefits of a thriving lake community.

One of DFW's most popular recreational areas for swimming, fishing, boating, bird watching, mountain biking, hiking.

Residents and visitors have access to several boat ramps and marinas, including Lake Tawakoni Marina.



An aerial photograph of a large body of water, likely a reservoir or lake, with a bridge crossing it. The surrounding land is a mix of green fields, trees, and some buildings. The sky is clear and blue.

## DISTANCE TO KEY AREA LOCATIONS

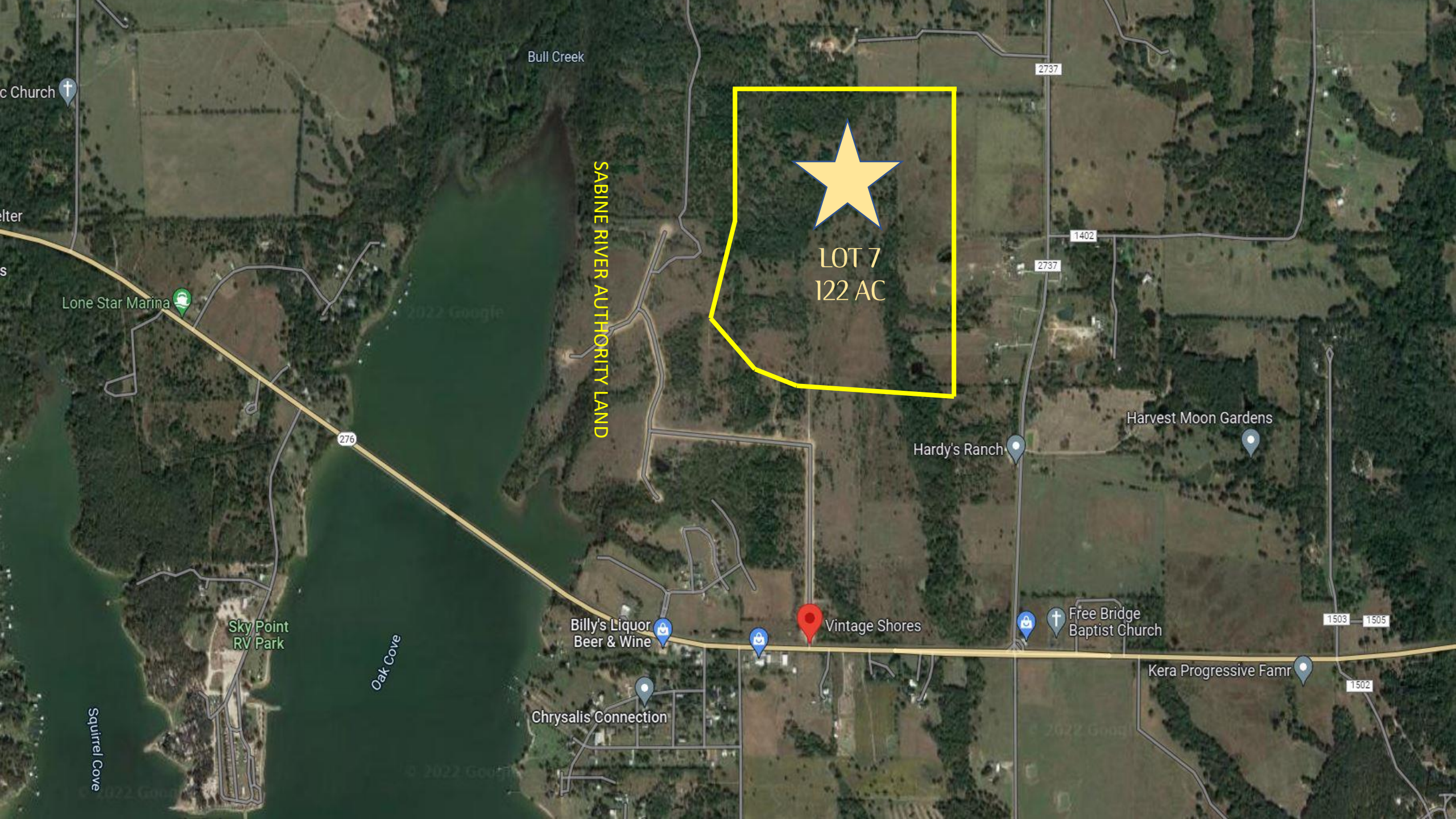
**30 miles from Rockwall:** East Dallas's most happening activity hub: restaurants ranging from down-home to high class, shops of all kinds, sports and recreation, live music, City events throughout the year, and beautiful natural landscape!

±45 miles east of the Dallas metropolitan area.

±60 miles east of DFW International Airport.

±45-60 miles east of Frisco, Plano, Irving.





Bull Creek

2737

1402

2737

276

1503

1505

1502

SABINE RIVER AUTHORITY LAND



LOT 7  
122 AC

c Church

elter

s

Lone Star Marina

Sky Point  
RV Park

Oak Cove

Squirrel Cove

Billy's Liquor  
Beer & Wine

Vintage Shores

Free Bridge  
Baptist Church

Kera Progressive Famr

Harvest Moon Gardens

Hardy's Ranch

Chrysalis Connection

© 2022 Google

© 2022 Google

© 2022 Google



57 Miles

59 Min.

DALLAS



DOC'S DISCOUNT

276  
TEXAS

SABINE RIVER AUTHORITY LAND



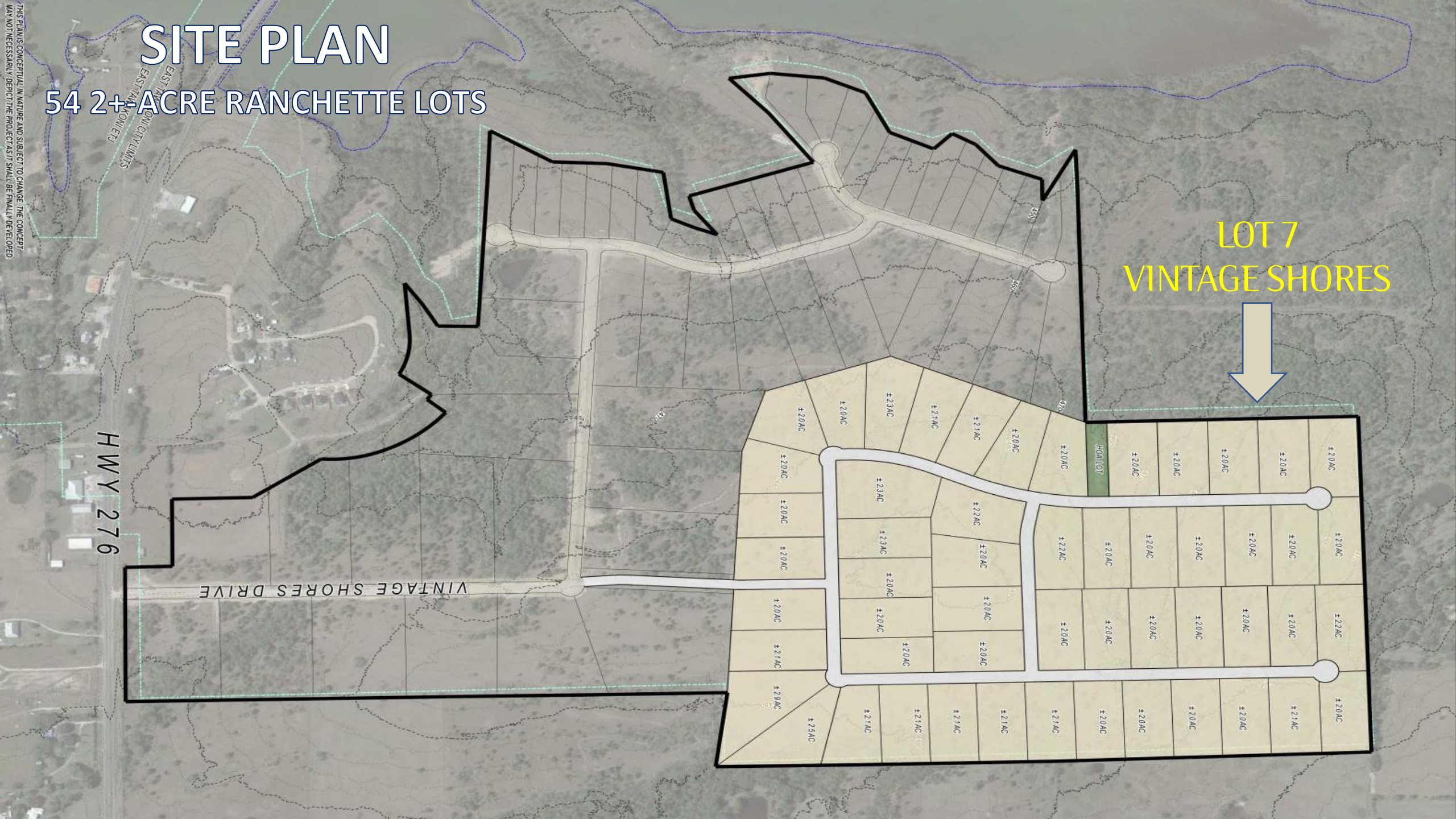
LOT 7



# SITE PLAN

54 2+-ACRE RANCHETTE LOTS

LOT 7  
VINTAGE SHORES



THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. THE CONCEPT MAY NOT NECESSARILY REFLECT THE PROJECT AS IT SHALL BE FINALLY DEVELOPED.



Lake Tawakoni, is the second largest lake in Texas. It is also one of the most sought-after locations for waterfront property.

In the path of growth, Lake Tawakoni offers relatively convenient commuting to Dallas Metro (45 miles) and expansive open water recreational boating activities.

To own waterfront property of this caliber is a significant investment opportunity.

