

# 86 ACRES OF BLISS: EAGLE NEST HIDDEN LAKE RESORT

19299 N. US HIGHWAY 59, GARRISON, TX 75946

FOR SALE: \$2,800,000

PROPERTY SUMMARY | CABIN/RV RETREAT PROPERTY



## PROPERTY HIGHLIGHTS

- 86-acre paradise for nature and luxury
- Fishing, kayaking, and paddle boarding on Tiger Branch Lake
- Scenic walking and jogging trails throughout the property
- Resort with 24 RV spaces and 3 charming cabins
- Versatile event space and convenient washateria
- Ideal for long-term and short-term RV rentals
- 753 feet of Hwy-59 frontage for high visibility
- AADT of 9,573-10,003 for easy access
- Main home with gourmet kitchen and stunning living room
- Luxurious primary suite for comfort and relaxation
- Perfect for a peaceful retreat or lucrative business venture

## OFFERING SUMMARY

Sale Price:	\$2,800,000
Lot Size:	86 Acres
Building Size:	4,229 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	3	9	37
Total Population	6	22	89
Average HH Income	\$85,098	\$85,098	\$88,163

ADAM OLSEN, CCIM

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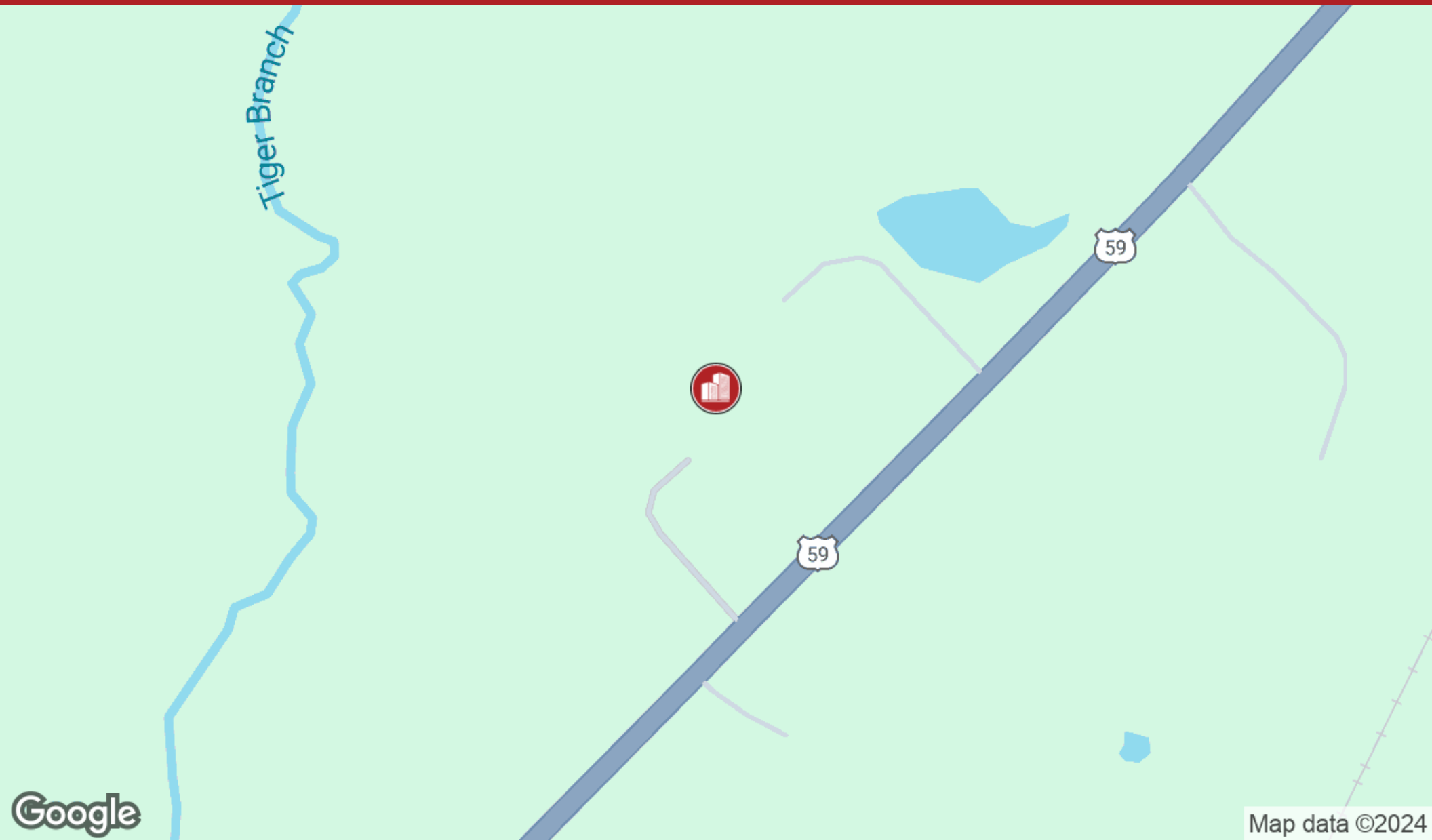
2800 Post Oak Blvd, Suite 4100, Houston, TX 77056

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LOCATION MAP | CABIN/RV RETREAT PROPERTY



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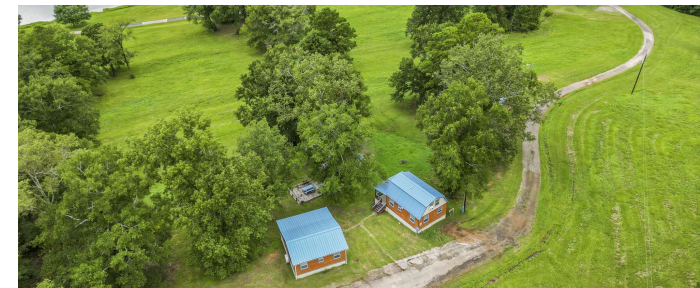
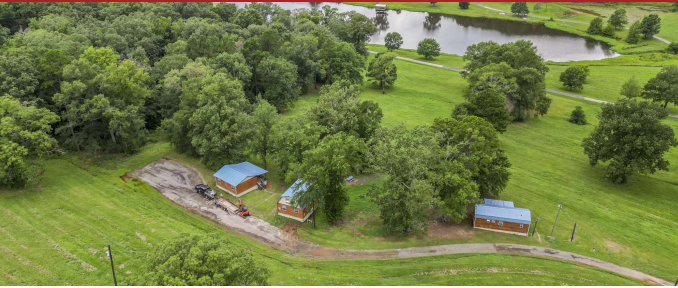
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ADDITIONAL PHOTOS | CABIN/RV RETREAT PROPERTY



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