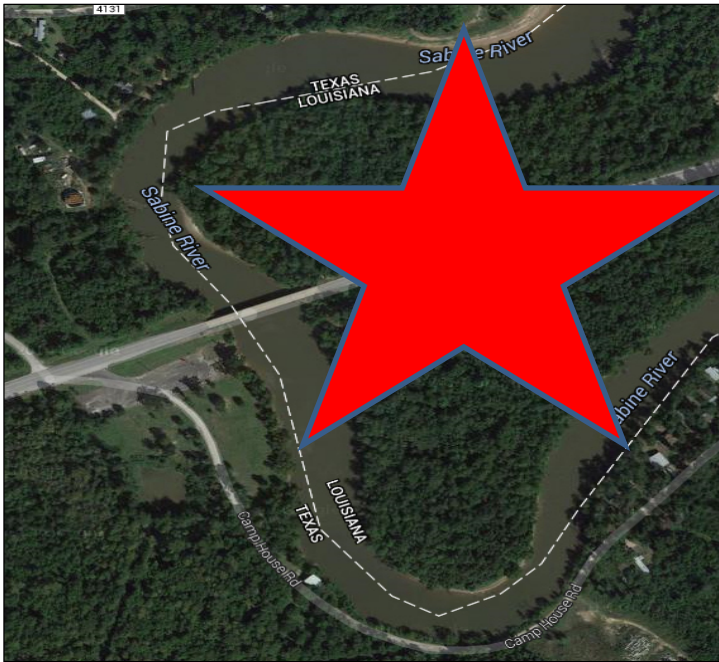


For Lease ONLY

70 +/- Acres

Intersection of U.S. Highway 12 and the Sabine River
(Where the State of Texas and State of Louisiana meet)
Calcasieu Parish, Louisiana



Outstanding site for a camp ground, RV park, marina, and much much more. Property is located directly on the Texas and Louisiana border and has direct unobstructive access to the Sabine River and includes both sides of U.S. Highway 12 directly across the Sabine River from Deweyville, Texas.

Property is available for ground lease ONLY. Electricity and telephone is on site. Historical uses of the site includes a nightclub/bar (honky tonk), holiday home, recreational, timberland, etc. This is truly an irreplaceable location given the property's considerable direct frontage on both the Sabine River with its sandy beaches as well as on U.S. Highway 12.

For additional information, please contact

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