

1049 White Bluff Drive, Whitney, Texas 76692

Listing

MLS#: **14001059** **Closed**
Property Type: **Land**

1049 White Bluff Drive Whitney, TX 76692
SubType: **Unimproved Land**

LP: **\$4,178,000**
OLP: **\$4,178,000**



Subdivision: **White Bluff**
County: **Hill**
Country: **United States**
Parcel ID: **138307**
Lot: **Block:**

Lst \$/Acre: **\$12,288.24**
Lake Name: **Whitney**
Plan Dvlpm: **White Bluff Resort**
MultiPrcl: **Yes** MUD Dst: **No**

Land SqFt: **14,810,400** Acres: **340.000** \$/Lot SqFt: **\$0.28**
Lot Dimen: Will Subdv:

HOA: **Mandatory**
HOA Dues: **\$525/Semi-Annual**

HOA Co: **FirstService Residential**
HOA Phone: **(254) 694- 9276**

Adult Community:

General Information

AG Exemption: **No**

Wells:

Bottom Land Ac:

School Information

School Dist: **Whitney ISD**
Elementary: **Whitney**

Middle: **Whitney**

High: **Whitney**

Features

Lot Description: **On Golf Course, Water/Lake View**
Lot Size/Acres: **Over 100 Acres**
Present Use: **Resort, Single Family**
Proposed Use: **Resort, Single Family**
Zoning Info: **Residential**
Development: **Plat Approved, Streets Installed, Utilities Installed**

Restrictions: **Deed**
Easements: **Drainage, Utilities**
Documents:
Type of Fence:
Exterior Bldgs:

Street/Utilities: **Community Mailbox, Co-op Electric, Private Road, Private Sewer, Private Water**
Barn Informatn:

Common Feat: **Boat Ramp, Campground, Club House, Community Pool, Gated, Golf, Guarded Entrance, Lake, Marina, Park, Playground, RV Parking, Tennis Court(s)**

Topography:

HOA Includes: **Full Use of Facilities, Maintenance Structure, Management Fees, Security**

Soil:

Prop Finance:

Surface Rights:

Possession: **Cash Closing/Funding**

Remarks

Property Description: ***Development Close-Out Sale* The developer of White Bluff Resort is offering 690 lots at the significantly reduced price of \$3,300,000 (\$4,800 per lot) plus 132 developable acres for \$878,000. This includes the info center, sales offices and 15 condo units. The 3,500-ac gated community is located 60 miles south of the Dallas Fort Worth Metroplex on the shores of beautiful Lake Whitney. There is full-time security and amenities include two 18-hole golf courses, a 106-slip marina, overnight accommodations, dining, swimming pools, tennis courts, parks and fishing ponds. There are approx 6,300 total lots and 600 homes. There is no requirement to build a home. Owners receive 36 complimentary rounds of golf per year.**

Excludes:

Minerals

Public Driving

From Whitney go north on FM 933 for about 7 miles and White Bluff will be on your left. From Blum go south on FM 933 for about 7 miles and White Bluff will be on your right.

Directions:

Private Rmks:

Annual maintenance fees are \$1,050, which cover maintenance of the roads, common areas and golf courses in addition to management and security. There is a multi-lot discount schedule in place and starting with the 6th lot the fees are \$2 per lot. Homeowners also pay an annual occupancy fee of \$400.

Agent/Office Information

SUB: **0 - %**
BAC: **3 - %**

CDOM: **183**
VAR: **No**

DOM: **183**

LD: **01/10/2019** XD:

List Type: **Exclusive Right To Sell**

List Off: **Brooks Robert Properties Inc (CHRR01) 972-813-9596**
LO Addr: **9090 Skillman St Ste 182A #279 Dallas, Texas 75243**
List Agt: **Charley Ragan (0406298) 972-813-9596**
LA Email: **cragan@brooksrobert.com**
Off Sprvsr: **Charley Ragan**
Off Web:

LO Fax: **Brk Lic: 0406298**
LO Email:
LA Cell: **LA Fax:**
LA Othr: **972-813-9596** **LA/LA2 Texting:**

LA Website: **www.brooksrobert.com**

SHOWING INFORMATION

Showing Information

Call: **Agent** Appt: **(214) 505-9596** Owner Name: **Double Diamond**
Keybox #: **0000** Keybox Type: **None** Seller Type: **Builder**
Show Instr: For additional info and to arrange a tour please contact listing agent.

Sold Information

Contract Date: **10/01/2020** Opt Exp Date: Closed Date: **10/06/2020** Close Price: **\$2,450,000**
Slr Paid: **\$0** Cls\$/Acre: **\$7,205.88** Cls\$/Lot SF: **\$0.17**
Buyer Off: **Brooks Robert Properties Inc (CHRR01) 972-813-9596** Cls\$/SqFt:
Buyer Agt: **Charley Ragan (0406298) 972-813-9596** BA Email: cragan@brooksrobert.com
Third Party AP: **No**
Buyer Financing: **Cash**

Prepared By: Rafeeq Ahmed Silverlake, REALTORS on 03/31/2022 00:28

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Search Criteria

Property Type is 'Land'
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Mls Status is one of 'Active Contingent', 'Active KO', 'Active Option Contract'
Mls Status is 'Closed'
Status Contractual Search Date is 01/01/2016+
Subdivision Name is like '*white bluff'
State Or Province is one of 'Louisiana', 'Texas'
Selected 1 of 609 results.