



For Sale on Market

**\$115,000**

Call (918) 269-3308 Today!

## 335 ROLLING BEND RD, ALVORD, TX 76225

Come Build your Dream Home inside The Ranches at Rolling Hills! This lot is mostly flat with little fill or digging out needed. There are lots of beautiful large trees. This building site is in a very nice and clean neighborhood of upscale homes and has easy access off of paved roads. Enjoy the perks of living in the country, yet have access to top rated public schools at Alvord ISD. This beautiful, new subdivision with rolling terrain is 15 minutes from Decatur, less than an hour from DFW, and 15 minutes to Lake Bridgeport. Paved roads, underground utilities, & high speed internet are in the process of being installed. Deed restrictions are very reasonable. Barndominiums are allowed! Property owners can enjoy walking distance to 200+ acres of the LBJ Grasslands, the perfect spot for horseback riding, nature hikes, hunting, fishing, and camping.

### GENERAL DESCRIPTION

**Subdivision:** The Ranches At Rolling Hills Ph4  
**Property Type:** Land / Unimproved Land  
**Lotsize:** 87,556 / PUBREC  
**Maintenance Fee:** \$300 / Annually  
**MLS# / Area:** NTREIS-20124090



Get in touch  
**Christopher Horn**

(918) 269-3308

Guapa Homes, LLC

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Visit <https://www-v2.har.com/NTREIS-20124090> for more information