

3598 RR 1120

LOT 3, BLK. 2—FRIO RIVER PLACE

RIO FRIO, TX 78879



REAL ESTATE IS OUR BUSINESS.....
OUR ONLY BUSINESS!



FEATURES

- *1.8 Acre Waterfront Lot*
- *150' +/- Frio Frontage!*
- *Level Topography*
- *Deep & Shallow Water*
- *Easy Access*
- *All Utilities In Place*
- *528 sq. ft. Stone Bldg.*
- *Covered Patio*
- *Outdoor Fireplace*



**FRIO CANYON
REAL ESTATE**

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Tucked along one of the most desirable stretches of the Frio River, this rare 1.8-acre property offers approximately 150' of direct, usable river frontage—featuring a beautiful mix of shallow, crystal-clear flow and deeper pockets perfect for both swimming & relaxing. The land is private yet easily accessible, with frontage on a paved state highway. Towering cypress trees, a unique outdoor fireplace and the natural landscape create a peaceful setting, while the historic Lombardy irrigation canal adds unique character and a nod to the area's rich heritage. A 528 sq. ft. stone out building, complete with a bathroom featuring a tiled walk-in shower, air conditioning, and an inviting covered porch of nearly 200 sq. ft. is perfect for enjoying river breezes and shaded outdoor living. The property offers ample space to build your dream home or vacation retreat. Subdivision amenities include a dedicated RV parking area, trash facilities, bathrooms, and a private swimming and picnic area—though with a setting this special, you may never want to leave your own stretch of riverfront paradise. Whether you're looking for a future homesite, recreational getaway, or long-term investment, this property captures the essence of Frio River living. **\$475,000**