

CENTURY 21[®]

Judge Fite Company



OVERVIEW DRIVE

MINEOLA, TX 75773



\$850,000



1 acres

DESCRIPTION

Holiday Pines Lake, a rare 25+-acre private lake property nestled in the peaceful Holiday Pine community near Mineola offers approximately 26 vacant lake front lots ready for an investment retreat ready for development. Build-to-Rent (BTR) developers, Luxury Tiny Home, Glamping operators, and Value-Add land speculators. Holiday Pines lake has an engineered spillway is a trophy asset. Surrounded by towering trees and East Texas beauty, this one-of-a-kind opportunity! Multiple build sites and with 100% riparian rights and Certificate of Adjudication, you'll enjoy full access and control of the lake. This property offers flexibility, beauty, and long-term potential in one stunning package. The wooded land has electric and water service at the road. This property is in unincorporated Smith County and is unrestricted. Discover a Value-Add developer's dream located between Mineola and Lindale. Portfolio Highlights: 26 Total Sellable Lots: Average size .20 acres. Unrestricted & Unincorporated: Located in Holiday Pines (Smith County). No active HOA, POA or CC&Rs. High Utility: Flexible zoning allows for RVs, tiny homes, mobile homes, or custom cabins. Infrastructure: Several lots are utility-ready with existing electric drops (Wood County Electric), water taps (Aqua Texas), and legacy aerobic septic systems. The Dam End: Includes a 16.236-acre parcel at the dam, engineered spillway. While largely in the floodplain, it offers unique potential for a private park or campground. Developer's Note: This is a clean slate opportunity to reset the standards of a historic East Texas community. Ideal for a family compound, STR Glamping retreat, or a Build-to-Rent project. Control the destiny of the entire lakeside. Sold as a bulk portfolio. Buyer to verify all utility capacities, road maintenance, and septic requirements with Smith County TCEQ.

PROPERTY TYPE: Land - Improved Land
MLS STATUS: Active
MLS: 21196143
YEAR BUILT:
COUNTY: Smith
TRACT OR SUBDIVIION: Holiday Pine
LIST DATE: 03/04/2026

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 47
LOT SIZE (SQFT): 2,047,320

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Cleared
- IrregularLot
- Other
- ManyTrees
- Subdivision
- Waterfront

YARD/GROUNDS:

- Dock

UTILITIES

HEATING/COOLING:

- None


UTILITIES:

- ElectricityAvailable
- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- BoatFacilities
 - CommunityMailbox
-

LISTED BY: Suzanne Athey 

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BROKERED BY: RE/MAX Dallas Suburbs PM