

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 5449 IMPALA POINT DRIVE

ATHENS, TX 75752



\$795,000



1 acres

## DESCRIPTION

Build your vacation home or family retreat on one of the LAST remaining lake lots on Lake Athens! This is a rare opportunity to be on open water! Property has 130 ft of shoreline and is 0.56 acres including the 448. Located on deep water all year long with mature shade trees and expansive views. City services available and electric and water already in place. The enclosed boat house is grandfathered in and has electric doors with plenty of space for your boat, jet skis and lake toys. A 2 HP irrigation pump already installed. Convenient access to the Boathouse Bar and Grill. Located just 80 miles southeast of Dallas. Gorgeous lot and perfect location make this an ideal space to build!

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21215595  
**YEAR BUILT:**  
**COUNTY:** Henderson  
**TRACT OR SUBDIVIION:** P A Taylor Sub  
**LIST DATE:** 03/23/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.56  
**LOT SIZE (SQFT):** 24,393

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- BackYard
- InteriorLot
- Lawn
- FewTrees
- Waterfront

## UTILITIES

### UTILITIES:

- ElectricityConnected
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Jennifer McCoy 

**PHONE:** 888.455.6040

**BROKERED BY:** Fathom Realty