

\$69,000 - 1952 Private Road 3836, Quinlan

MLS® #21069875

\$69,000

2 Bedroom, 1.00 Bathroom, 864 sqft
Residential on 0.33 Acres

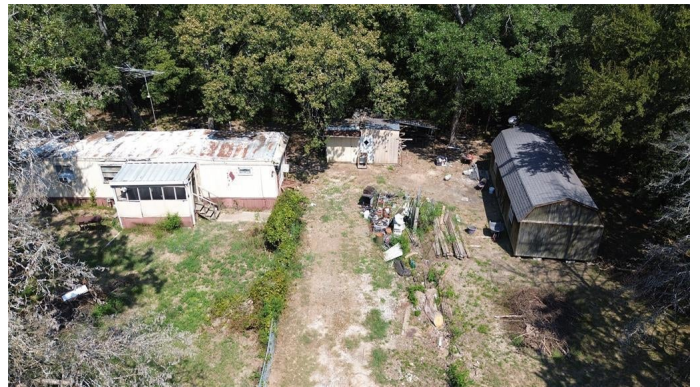
Bird Hill Estates Addition, Quinlan, TX

Prime Investment Opportunity Near Lake Tawakoni!

Attention investors! Unlock the potential of three spacious lots featuring a doublewide mobile home, ideal for a full renovation or teardown to create your vision. Located just minutes from Lake Tawakoni, Texas's™ renowned catfish capital, this property is perfect for tenants drawn to outdoor recreation, offering strong rental or redevelopment potential. Plus, an additional building (32ft x 12.5ft x 12ft) ready to be transformed into a livable space.

Exclusive Bundle Deal! The seller also owns a second property across the street at 1957 Private Road 3836, spanning three additional lots with a singlewide mobile home needing minimal repairs, plus a carport and shed for added value. Buy both properties together at a special discounted price!

Seller is motivated! All offer's welcome!
All information is approximate and to be verified by buyer and buyer's agent.



Built in 1965

Essential Information

MLS® #	21069875
Price	\$69,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1

Square Footage	864
Acres	0.33
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1952 Private Road 3836
Subdivision	Bird Hill Estates Addition
City	Quinlan
County	Hunt
State	TX
Zip Code	75474

Amenities

Utilities	Co-op Electric, Co-op Water, Electricity Available, Electricity Connected, Gravel/Rock
Garages	Driveway

Interior

Interior Features	Built-in Features
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Exterior

Exterior Features	Storage
Lot Description	Few Trees
Roof	Composition
Construction	Siding
Foundation	Pillar/Post/Pier

School Information

District	Quinlan ISD
Elementary	Cannon
Middle	Thompson
High	Ford

Listing Details

Listing Agent	Keerstyn Houston-davis
Listing Office	Exit Realty Pinnacle Group

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Listing information last updated on November 21st, 2025 at 2:30am CST