

MIDWEST LAND GROUP PRESENTS

15 ACRES IN

HENDERSON COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER BUILD SITE NEAR CEDAR CREEK LAKE

Finding a small acreage tract with all the right ingredients is becoming increasingly difficult, but this 15 +/- acre property checks all the boxes. With approximately 420 feet of blacktop road frontage, utilities already available, including electric, water, and fiber, this tract is ready for your future home, barndominium, or weekend getaway.

A beautiful stand of mature oak trees greets you as you enter the property just off of a quiet blacktop road. Surrounded by larger neighboring tracts, the land offers a sense of privacy and seclusion while still providing convenient access to nearby amenities. Wildlife is abundant throughout the area, with whitetail

deer and other native species regularly utilizing the property, making it feel like your own private sanctuary.

Location, location, location! Enjoy easy access to Cedar Creek Lake and a straightforward commute to the Dallas-Fort Worth Metroplex. Whether you're looking to build now or invest for the future, this tract offers the combination of country living and modern conveniences.

Properties of this size and quality are hard to find in today's market. Come walk the land and see for yourself what makes this tract special.

PROPERTY FEATURES

COUNTY: **HENDERSON** | STATE: **TEXAS** | ACRES: **15**

- 10 minutes to Gun Barrel City
- Close proximity to Cedar Creek Lake
- 30 minutes to Terrell
- 45 minutes to Dallas
- Just over an hour to DFW International Airport
- 420 feet of road frontage
- Blacktop road
- Electric
- Water
- Fiber internet
- Premier build site
- Mature oak trees
- Adjacent to large tracts
- Wildlife sanctuary



MATURE OAK TREES



PREMIER BUILD SITE



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 32° 20' 29.75, -96° 16' 40.08

0ft 254ft 508ft



Maps Provided By:



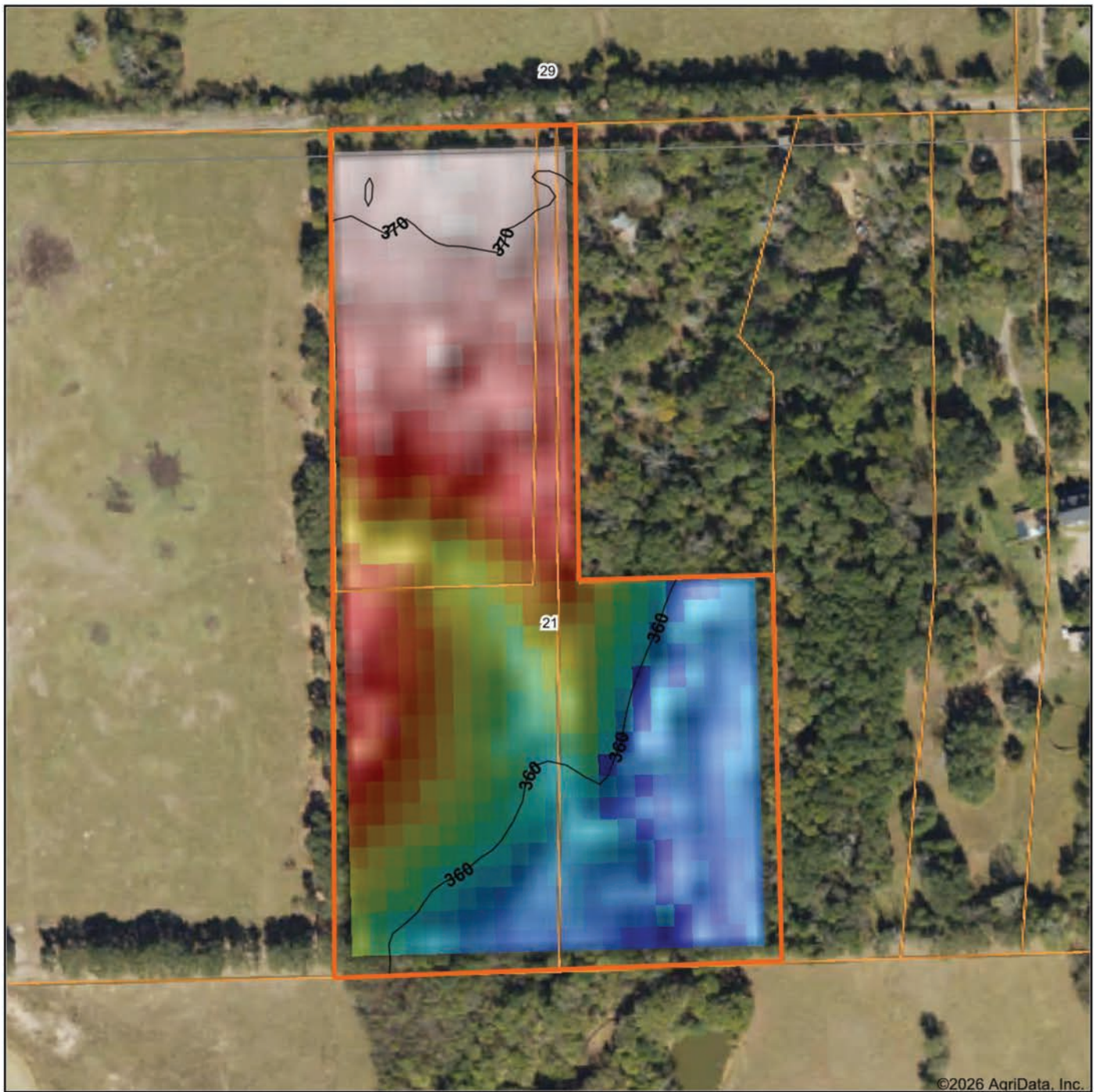
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Henderson County
Texas



6/4/2026

HILLSHADE MAP



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Low Elevation High



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 355.9
 Max: 370.7
 Range: 14.8
 Average: 363.5
 Standard Deviation: 4.66 ft

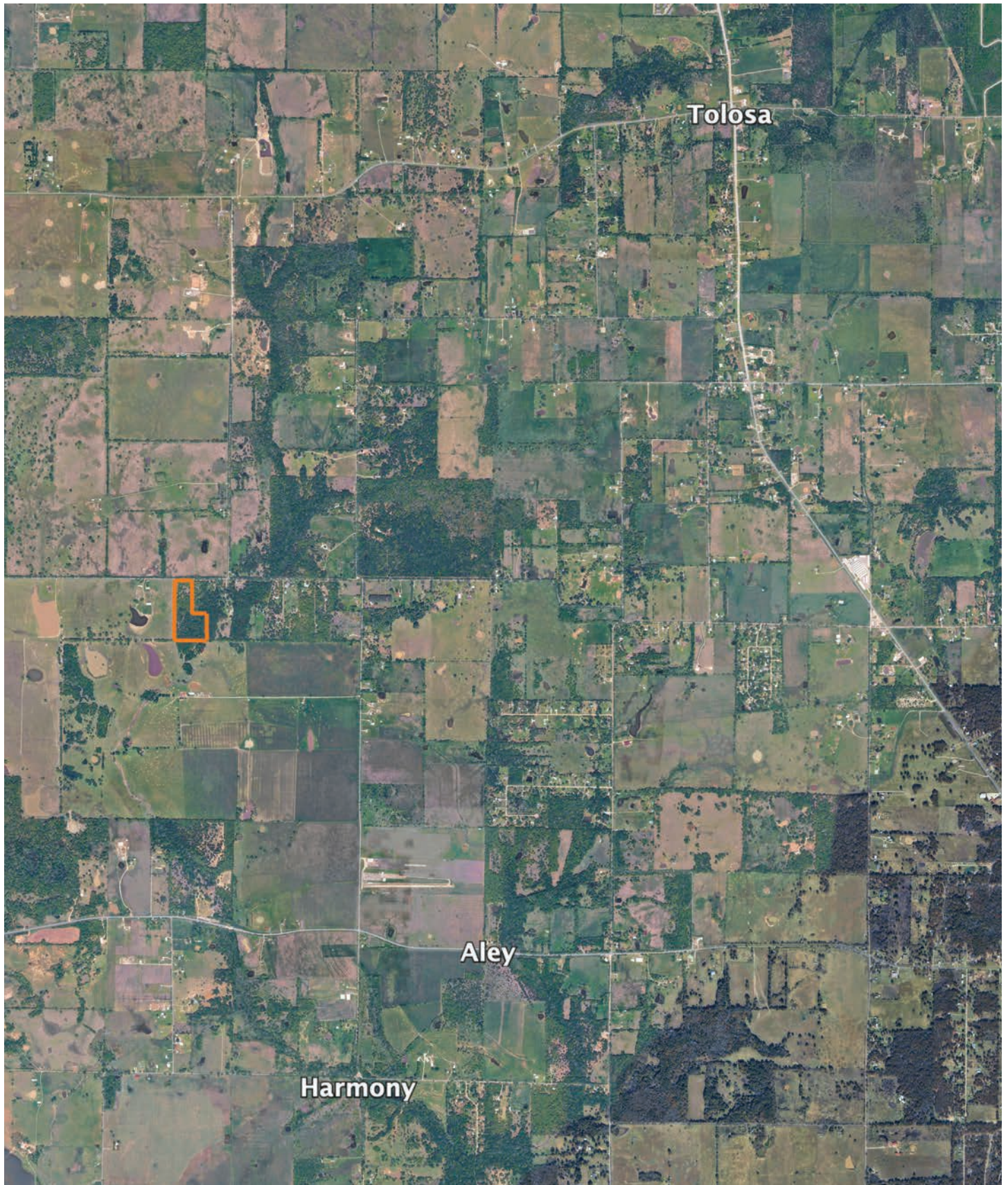


6/4/2026

**Henderson County
 Texas**

Boundary Center: 32° 20' 29.75, -96° 16' 40.08

OVERVIEW MAP



AGENT CONTACT

Cameron is a wizard at seeing land for what it is – and what it could be. With a vision-driven approach, he helps clients uncover what others might miss. Whether it's evaluating timber, building access, designing food plots, or imagining a lake where there isn't one yet, Cameron brings both experience and a woodsman's intuition to every property he walks. A lifelong hunter, angler and outdoor enthusiast, plus a skilled developer, he understands the value of land because he's done a bit of it all — owning and improving everything from East Texas subdivisions to Midwestern farms.

Born and raised in Tyler, Texas, Cameron grew up on a working farm in Rusk County, where the Angelina River cuts through hardwood bottoms and pine-covered hills. It's where he first learned to hunt, fish, and many woodsmanship skills from his dad and grandfather. Today, Cameron is dedicated to honoring his great-grandfather's legacy by continuing the work they began on the family farm together.

He earned his associate's degree from Tyler Junior College and launched his first business at 16. Over the years, his hands-on experience in land development has deepened his ability to guide clients with confidence, honesty, and care.

Cameron lives in Bullard with his wife, Meredith, and their son, Stetson. He's an Eagle Scout, a landowner, and a trusted partner for anyone looking to buy or sell land in East Texas.



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