

\$525,000 - 1189a N Cr 350, ConCan

MLS® #1918172

\$525,000

4 Bedroom, 2.00 Bathroom, 1,980 sqft

Residential on 12.65 Acres

FRIO CANYON ESTATES, ConCan, TX

GREAT LOCATION CLOSE TO PUBLIC FRIO RIVER ACCESS MAGERS CROSSING AND PRIVATE FRIO RIVER PARK ACCESS.

Don't miss out on this exceptional 12.65+/-TBS, parcel of land with a well-maintained 4 bedroom, 2 bath home in Frio Canyon Estates Unit 2, Concan, Texas. It offers private park Frio River access and RV Storage for owners only with the convenience of a short drive to Magers, Frio River public access for short-term renters! It boasts a well-maintained 4-bedroom, 2-bath, 1980 sq ft open floor plan home with a baker's dream kitchen, perfect for creating lasting family memories with the holidays right around the corner. Located in the stunning Concan area, this property offers a unique opportunity to own a piece of Texas Hill County. You'll have convenient access to outdoor activities such as swimming, kayaking, tubing, and fishing to make all those family memories. Whether you dream of building your own home, establishing a recreational retreat, or investing in a premier vacation rental, this expansive property offers versatile potential. Seize the opportunity and schedule a private viewing to explore the endless possibilities waiting for you in this enchanting oasis.



Built in 2017

Essential Information

MLS® # 1918172

Price	\$525,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,980
Acres	12.65
Year Built	2017
Type	Residential
Sub-Type	Modular Home
Style	Manufactured Home - Double
Status	Active

Community Information

Address	1189a N Cr 350
Area	3100
Subdivision	FRIO CANYON ESTATES
City	ConCan
County	Uvalde
State	TX
Zip Code	78838

Amenities

Amenities	Waterfront Access, Lake/River
Parking	Detached
Pool	None

Interior

Interior	One Living Area, Liv/Din C Open Floor Plan, Cable Bedrooms Downstairs, Walk
Appliances	Ceiling Fans, Washer Con Self-Cleaning Oven, Micro Dishwasher, Security System
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1.0



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Stories 1

Exterior

Exterior Wood, Cement Fiber
Lot Description County Vlew, 5 - 14 Acres, Partially Wooded, Level
Roof Composition
Construction Pre-Owned
Foundation Slab

School Information

District Sabinal ISD
Elementary Sabinal
Middle Sabinal
High Sabinal

Additional Information

Date Listed September 12th, 2025
Days on Market 53
HOA Fees 100.00
HOA Fees Freq. Annually

Listing Details

Listing Agent Elly Wilson
Listing Office Suttle And Associates

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