

FOR SALE STEPHENVILLE
MULTI-FAMILY PROPERTY

\$2,900,000



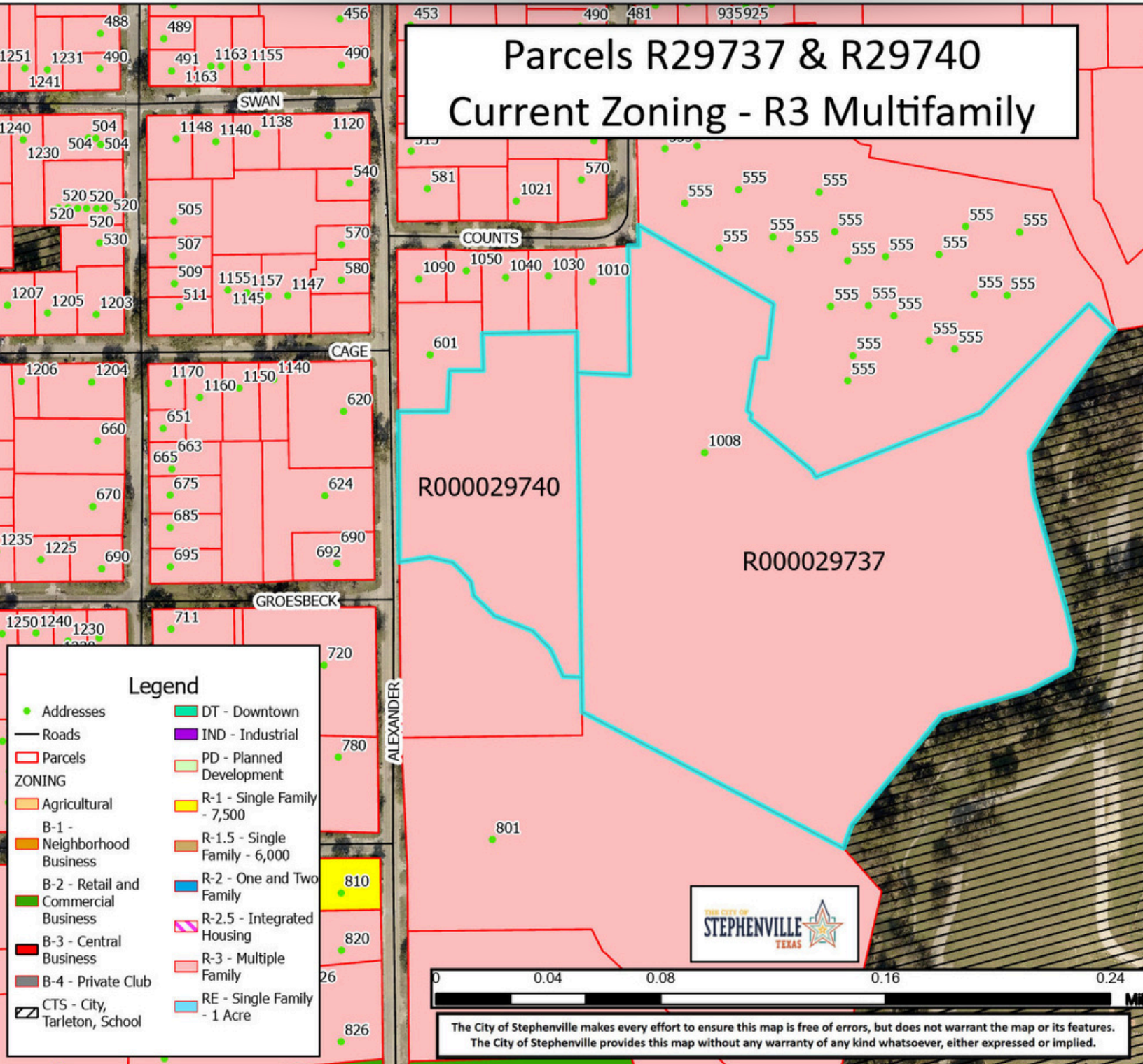
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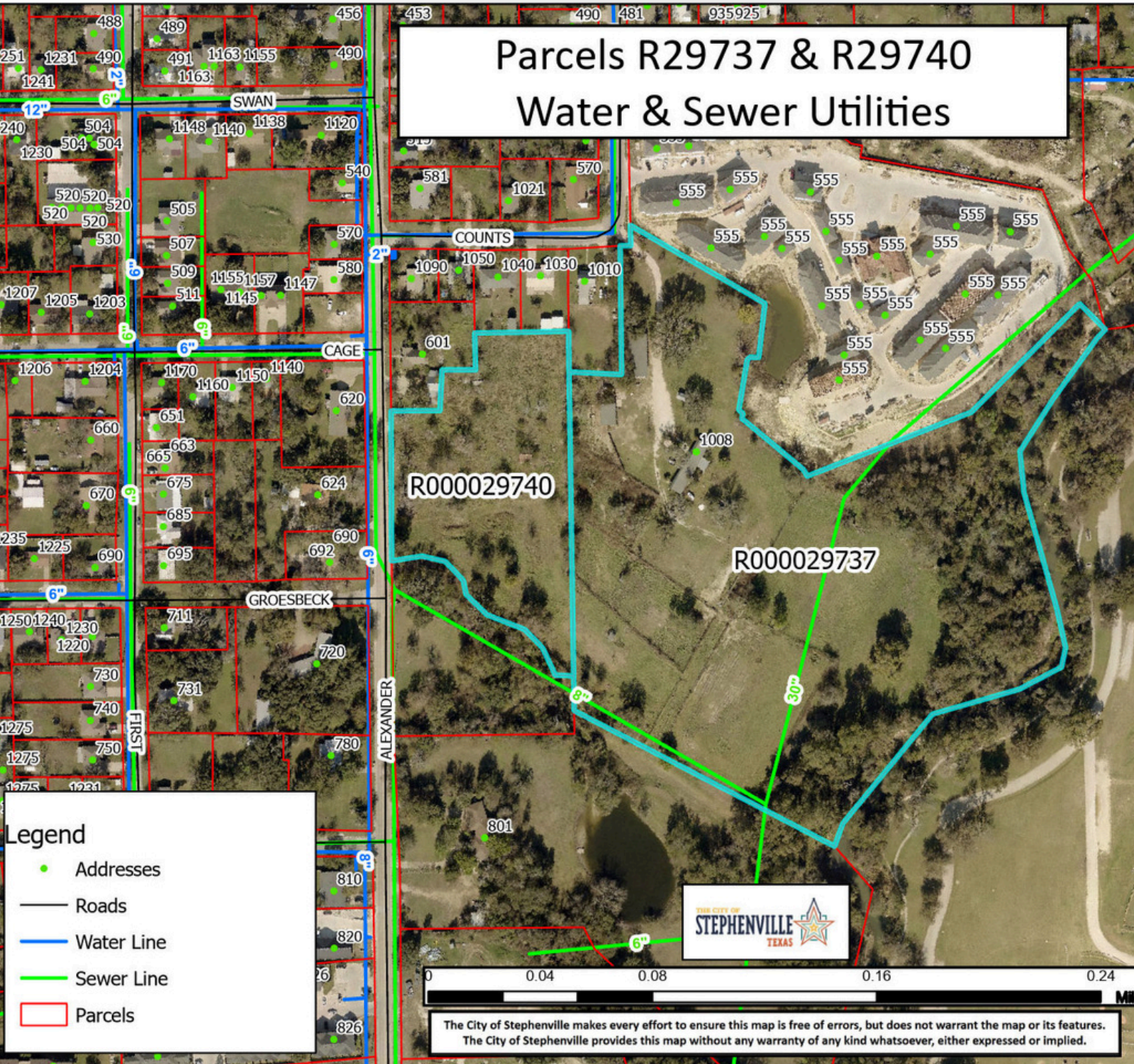
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**Parcels R29737 & R29740
Water & Sewer Utilities**



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PROPERTY OVERVIEW

Located in the heart of Stephenville, TX, this expansive 21.027-acre property offers a prime development opportunity. With a strategic location just minutes from downtown Stephenville and Tarleton State University, this site is ideal for residential, commercial, or mixed-use development (subject to zoning approval). The land features open space with some tree coverage, providing a versatile canvas for developers and investors. Easy access to major roads, growing local demand, and proximity to essential amenities make this property a rare opportunity in Stephenville's expanding market.

Investment Highlights

- **Prime Development Location** – Just minutes from downtown Stephenville, offering access to local businesses, retail, and entertainment.
- **Proximity to Tarleton State University** – A high-traffic area, ideal for student housing, multifamily, or retail development.
- **Large Acreage** – 21.027 acres of land, allowing for scalable development opportunities.
- **Growing Market Demand** – Rapid growth in Stephenville is increasing demand for housing and commercial space.
- **Flexible Development Potential** – Suitable for residential, commercial, or mixed-use projects, pending city approvals.
- **Strong Community & Economic Growth** – Located in a stable and growing economy with expanding infrastructure.
- **Excellent Access** – Conveniently located near major highways and roadways for seamless connectivity.

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PROPERTY DETAILS

1008 Counts St, Stephenville, TX 76401

21.027 Acres | Multi-Family Land

Listing Price: \$2,900,000

- **Parcel Number (APN): R000033745**
- **Lot Size: 21.027 acres**
- **Zoning: Multi-family**
- **Sale Condition: For Sale by Owner**
- **Broker Co-Op: Yes**
- **Legal Description:**
 - **Acres 6.117, S2600 CITY ADDITION, BLOCK 73, LOT 3 & 4 (PT OF)**
 - **Acres 14.910, S2600 CITY ADDITION, BLOCK 72, LOTS 4,6,7 (PTS OF)**
 - **& BLOCK 73, LOTS 1,2,9 (PTS OF)**