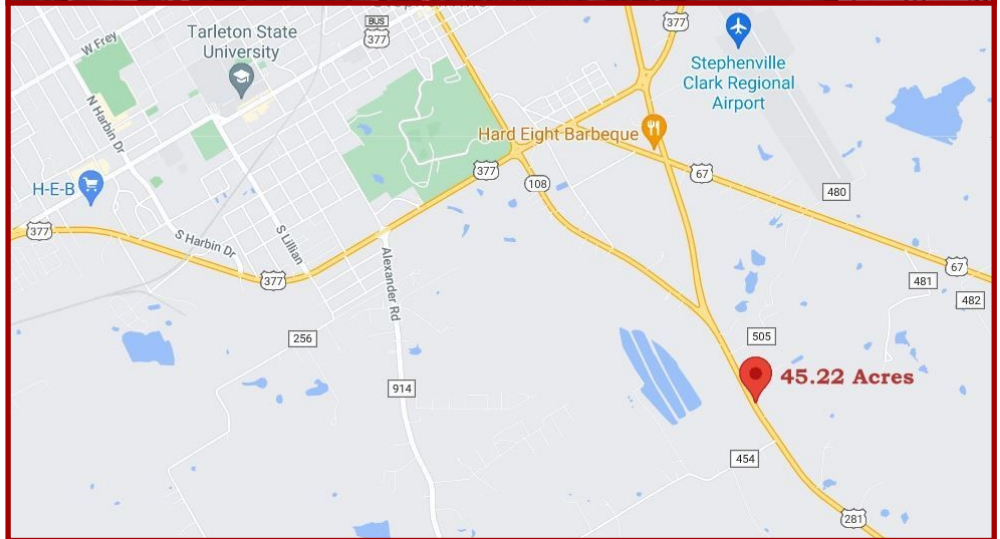


45.22 Commercial/Development Acres ***S. US Hwy 281 Frontage*** ***Stephenville, TX ~ Erath County***

- ◇ **45.22 ACRES**
- ◇ **INCOME-PRODUCING**
 - 2 Duplexes (1/1 & 2/1)
 - House (3/2)
 - Double-Wide (3/2)
 - RV Spaces
 - 38+ Acre Coastal Field
 - 1200 sf Shed
 - Multiple Storage Buildings
- ◇ **FRONTAGE:**
 - S. US Hwy 281
 - Stephenville, TX
- ◇ **GREAT LOCATION**
 - Just Outside City Limits
 - Near Airport & Downtown
 - 60 Miles to Ft. Worth
 - 100 Miles to DFW Airport
- ◇ **MULTIPLE INCOME-PRODUCING POSSIBILITIES**
 - RV Park
 - Rental Property
 - Housing Development



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S. US Hwy 281 Frontage ~ 45.22 ac



3/2 House (1084 sf) & Storage



3/2 Doublewide (1456 sf) & Storage



2 Sets of Duplexes with Storage



1200 sf Total ~ 2/1 & 1/1



768 sf total ~ Both 1/1



38.74 ac Coastal Field



Hay Producing with Equipment Shed



1200 sf Shed

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