

# ADVANCE & PERKINS DEVELOPMENT POOLVILLE ISD



## RAW LAND, PERFECTLY POISED FOR DEVELOPMENT

ELECTRICITY AVAILABLE  
WATER WELL  
DEED RESTRICTIONS  
AG EXEMPT



STEPHEN  
REICH GROUP  
WILLIAMS TREW REAL ESTATE

Williamstrew<sup>★</sup>

A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

LISTED BY **STEPHEN REICH GROUP** OF WILLIAMS TREW REAL ESTATE

# PROPERTY SUMMARY

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## DESCRIPTION

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Situated with road frontage on two sides, this property offers convenient access and excellent visibility. With two wells already in place, water availability is assured. The east and south sides are securely fenced, providing added security and peace of mind. A new six string smooth wire fence is being installed on the north side of the property with a pipe entrance that makes a statement! Nature enthusiasts will appreciate the seasonal creek that meanders through the back side of the property, adding a touch of tranquility and natural beauty. Additionally, significant investment has already been made in the land including clearing brush, dirt work, culverts, and roughed-out roads, ensuring a solid foundation for future development. The versatility of this land is truly remarkable, making it suitable for a wide range of purposes. Whether you envision a residential community, a thriving farm and ranch, or a thoughtfully planned development, this property is ready to bring your vision to life.

## LOCATION

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CITY	Weatherford
County	Parker
Schools	Poolville ISD
Driving Directions	Property is located at the corner of Advance and Perkins.



## LISTING PRESENTED BY:

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# PROPERTY PHOTOS



STEPHEN REICH – 817.597.8884



# PROPERTY PHOTOS



# AERIAL



# CONTOUR LINES & FLOODPLAIN

