



COMMERCIAL

39 ACRES ZONED R-1 FOR SINGLE-FAMILY RESIDENTIAL USE

TBD Sam Bass Rd. | Willow Park, TX



STEPHEN
REICH GROUP
WILLIAMS TREW REAL ESTATE

Williamstrew[☆]
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

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

PROPERTY SUMMARY

DESCRIPTION

This is a rare opportunity to acquire approximately 39 acres of prime land in the heart of Willow Park, one of the most desirable and fastest-growing communities in Parker County. Zoned R-1 for single-family residential use, this expansive property is perfectly suited for a custom home development, boutique subdivision, or long-term investment in a thriving North Texas market. City water is already available at the street, and city sewer is located nearby, offering strong potential for efficient utility access and infrastructure planning. The property's gently varied terrain provides both natural beauty and a flexible layout, allowing for creative site design that takes full advantage of the land's topography and scenic features. Ideally situated just minutes from I-20, this location offers quick and easy access to Aledo, Weatherford, and the greater Fort Worth area. Future residents will enjoy proximity to top-rated schools, parks, retail centers, and other key amenities, making this an attractive and convenient place to call home. As Willow Park continues to experience strong residential growth and rising property values, developable tracts of this size and quality are becoming increasingly rare. With favorable zoning, public utilities nearby, and excellent access to surrounding areas, this property presents a compelling opportunity for developers, builders, or investors looking to capitalize on the region's continued expansion.

LOCATION

CITY Willow Park
County Parker
Directions From I 20, exit Willow Park
Ranch House Rd. North on Ranch House.
Left on Sam Bass Rd. Sign on property North
of Sam Bass Rd.

OFFER SUMMARY

List Price \$1,755,000
Lot Size 39 Acres
Utilities City Water, Sewer Available

HIGHLIGHTS

39 ACRES OF VARIED TERRAIN

MINUTES FROM I-20

PERFECT FOR HOME DEVELOPMENT

NATURAL BEAUTY & FLEXIBLE LAYOUT

PUBLIC UTILITIES NEARBY

SEWER IS LOCATED NEARBY

LISTING PRESENTED BY:



STEPHEN REICH
817-597-8884
stephen.reich@williamstrew.com

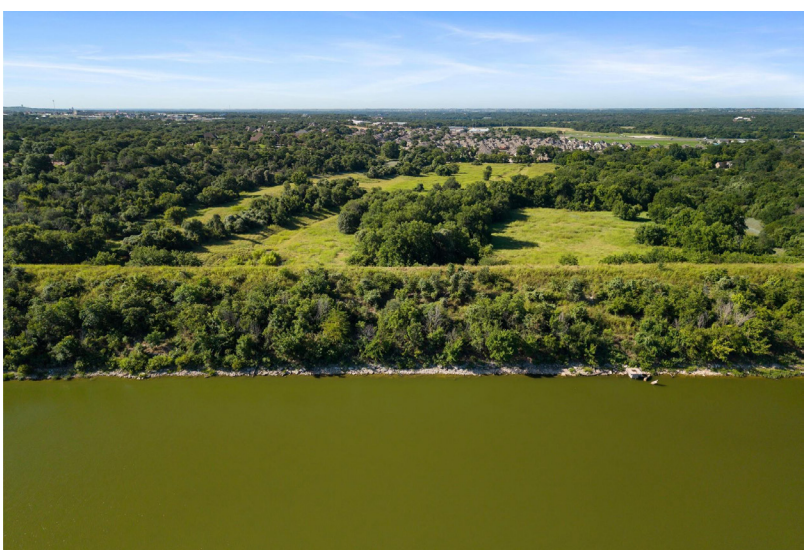


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PROPERTY WEBSITE LINK:
stephenreichgroup.com/21007121



PROPERTY PHOTOS



STEPHEN REICH – 817.597.8884



PROPERTY PHOTOS



An aerial photograph of a residential neighborhood. A large, irregularly shaped parcel of land is outlined with a thick red border. This parcel is situated in the upper-middle portion of the image. To the west of the red-outlined parcel is a road labeled 'SQUAW CREEK RD'. To the south is 'SAM BASS RD', and to the east is 'SAM BASS CT'. Further east, 'TRINITY DR' is visible. In the bottom left corner, there is a residential development with streets labeled 'BREDDERS DR' and 'MELBOURNE DR'. In the bottom right corner, streets labeled 'SADDLE TRAIL' and 'STAGECOACH TRAIL' are visible. A large, dark, irregularly shaped pond or lake is located to the north of the red-outlined parcel. The surrounding area is a mix of green trees and residential buildings.