

CENTURY 21

Judge Fite Company



TBD SAM BASS ROAD

WILLOW PARK, TX 76087



\$1,500,000



0 sqft

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.

PROPERTY TYPE: Commercial - Unimproved Land
MLS STATUS: ActiveUnderContract
MLS: 21007121
YEAR BUILT:
COUNTY: Parker
TRACT OR SUBDIVIION: None
LIST DATE: 08/09/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 39
LOT SIZE (SQFT): 1,698,840

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage

UTILITIES

UTILITIES:

- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Stephen Reich 

PHONE: 817.597.8884

BROKERED BY: Williams Trew Real Estate