

# CENTURY 21<sup>®</sup>

Judge Fite Company



## TBD SAM BASS ROAD

WILLOW PARK, TX 76087



\$1,500,000



0 sqft

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## 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:** Active

**MLS:** 21007121

**YEAR BUILT:**

**COUNTY:** Parker

**TRACT OR SUBDIVIION:** None

**LIST DATE:** 08/09/2025

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**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

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