

# CENTURY 21<sup>®</sup>

Judge Fite Company



## TBD HIGHWAY 281

HICO, TX 76457



\$925,000



1 acres

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## DESCRIPTION

Located just outside of Hico, Texas, this 37± acre property sits directly on U.S. Highway 281, offering prime visibility and easy access with a double-gated entrance off the paved road. With an estimated 4,500 to 7,800 vehicles passing daily, this tract is ideal for development, investment, or recreational use. The land is fully fenced and includes a deep Second Trinity water well, three-phase power, and three stock tanks—one of which has the potential to be expanded into a large lake. Extensive clearing and maintenance have already been completed, making the property ready for a variety of uses. Hico is located near the top of the scenic Texas Hill Country at the intersection of Highways 281, 6, and 220, and is just a short drive from Dallas, Fort Worth, Austin, and Waco. It's also only 30 minutes from Tarleton State University in Stephenville, adding value for those looking at future residential or rental development. The town draws thousands of visitors each year with its charming downtown, the Billy the Kid Museum, and the nearly 50-acre Hico City Park, which features RV sites, hike and bike trails, playgrounds, and event facilities. Outdoor recreation abounds in the surrounding countryside, with opportunities for hunting, fishing, and horseback riding. Popular nearby attractions include Dinosaur Valley State Park, Circle T Arena, Fossil Rim Wildlife Center, and Dublin Bottling Works. Hico also hosts the annual Texas Steak Cookoff each May, drawing more than 10,000 visitors to town. With its location, utilities, and proximity to local attractions and a major university, this property is a rare opportunity in a growing Hill Country destination.

**PROPERTY TYPE:** Land - Improved Land  
**MLS STATUS:** Active  
**MLS:** 21023609  
**YEAR BUILT:**  
**COUNTY:** Hamilton  
**TRACT OR SUBDIVIION:** NA  
**LIST DATE:** 08/08/2025

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 37.08  
**LOT SIZE (SQFT):** 1,615,204

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- OverheadUtilities
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Tai Cobb Klam 

**PHONE:** 254.253.0157

**BROKERED BY:** COBB RANCH PROPERTIES, LLC

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