



**14485 COUNTY ROAD 156**  
BLUFF DALE, TX 76433

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 \$2,750,000  12,636 sqft

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## DESCRIPTION

Exceptional 18.885 Acre Investment Property with Income Producing Units & Expansion Potential. Discover an unparalleled opportunity with this versatile 18.885 acre commercial property, perfectly positioned for investors, developers, or business owners seeking scale, flexibility, and multiple revenue streams. With ample room for future expansion, this turnkey property already features a diverse mix of income-producing units and valuable infrastructure. The property includes 11 modern container homes, each thoughtfully designed for efficiency and long-term durability; two charming tiny homes ideal for short-term rentals or workforce housing; and a spacious 5 Bed - 4 Bath main house suitable for a large family, corporate lodging, or additional rental income. A large, 3200 sqft multi-use shop provides excellent storage, workspace, or operational headquarters for a variety of commercial ventures. Main house is complete with a rain catch system, commercial water softener, 2 Tesla Powerwalls, and a 44 panel solar system. 5 additional containers are included at the listed price and can be put in place with some minor infrastructure additions. With expansive acreage still available for development, the possibilities are endless. Expand the existing rental community, add RV sites, build additional structures, or repurpose the land to suit your business vision. Utilities and site improvements are already in place to streamline future growth. Whether you're looking to grow a hospitality operation, create a workforce housing hub, or establish a unique destination property, this 18-acre offering delivers a rare combination of income, infrastructure, and limitless potential.

**PROPERTY TYPE:** Commercial - Business  
**MLS STATUS:** Active  
**MLS:** 21120278  
**YEAR BUILT:** 2021  
**COUNTY:** Erath  
**TRACT OR SUBDIVIION:** Fossil Wood  
**LIST DATE:** 11/25/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**  
**SQUARE FEET:** 12,636  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 18.88  
**LOT SIZE (SQFT):** 822,630

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Other

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- AdditionalParking
- CommunityStructure

### LOT DESCRIPTION:

- Acreage
- Cleared
- BacksToGreenbeltPark
- Level

### ROOF TYPE:

- Metal

### SIDING:


- Other

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

**LISTED BY:** Ben Holmes   
● Central  
● Electric  
**PHONE:** 903.392.4952

### UTILITIES:

- ElectricityConnected
- SepticAvailable
- WaterAvailable

**BROKERED BY:** Keller Williams Brazos West

## ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated