

CENTURY 21

Judge Fite Company



955 N OLLIE STREET

STEPHENVILLE, TX 76401



\$999,900



1 acres

DESCRIPTION

* 2.0 Acre Multi-Family Development Site * 3-Street Frontage * Short Walk to TSU
Location: 10-Minute Walk to Tarleton State University Campus Zoning: R3 (Single or Multi-Family Residential) Utilities: Electric, Water, and Sewer Services Available On-Site The Opportunity: Seize a rare, shovel-ready development opportunity in the heart of Stephenville, Texas. This prime 2.0 acre tract consists of four 0.5+or- acre lots, offering unparalleled flexibility for a high-density residential project. Positioned just blocks from Tarleton State, this is the premier location for student housing, an apartment complex, or a luxury townhome community. Strategic Advantages: Superior Accessibility: This is a rare opportunity with convenient street access on three sides, allowing for creative site plans, optimized parking layouts, and easy ingress-egress. High-Density Potential: Currently zoned R3, the land supports diverse construction possibilities from single-family homes to high-occupancy multi-family units. Infrastructure Ready: Save time and capital—Electric, City Water, and Sewer services are already available, significantly lowering your pre-development hurdles. Market Demand: Situated in one of Stephenville's most sought-after pockets, capturing the consistent demand for housing near the university. Whether you are looking to build a single residence multi-unit complex or a high-end residential enclave, the layout and size of this property allow for maximum creativity and ROI. Invest in Stephenville's growth now! Contact us today for site details.

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21222791
YEAR BUILT:
COUNTY: Erath
TRACT OR SUBDIVIION: Kight 2nd Add
LIST DATE: 03/31/2026

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 2
LOT SIZE (SQFT): 87,120

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- CornerLot
- Level
- FewTrees
- CityLot

UTILITIES

UTILITIES:

- ElectricityAvailable
- PhoneAvailable
- SewerAvailable
- UndergroundUtilities
- WaterAvailable

LISTED BY: Brad Harrison 

PHONE: 817.458.0402

ADDITIONAL PROPERTY DETAILS

BROKERED BY: Clark Real Estate Group

century21judgefite.com

each office is independently owned and operated