

Multifamily Development Site | .439 Acres

1040 W Oak St, Stephenville, TX | \$345,000

Turnkey, Entitled-Ready Opportunity Near Tarleton State University

Prime **.439-acre** multifamily development site approved for **3 duplexes (6 units / 18 bedrooms)**, located in one of Stephenville's strongest rental corridors serving **Tarleton State University**.

This offering includes a **full development package**, allowing investors to move directly toward construction.

Key Highlights

- **3 Duplexes | 6 Total Units | 18 Bedrooms**
- **Architectural & Civil Plans Included**
- **Builder's Construction Estimate Provided**
- **City Water & Sewer On Site**
- **Infill Location with Strong Rental Demand**

Development Timeline

- **4–6 month construction period** after permit issuance
- Target delivery: **Summer 2026**
- Ideal timing for **2026–2027 Tarleton State University leasing**
- This site presents an efficient path to new construction in a supply-constrained market, offering strong long-term hold potential or strategic exit flexibility.

Asking Price: \$345,000

Offered Exclusively By:

Marandy Dove Realty

Boundary lines are approximate.

