

200 W. MURPHY STREET

ALPINE, TX 79830



LOCATED IN AN OPPO—
POTENTIAL TAX ADVANTAGES
AND LONG-TERM
UPSIDERTUNITY ZONE

EXISTING MONTHLY RENTAL
INCOME OF \$2,200 WITH
ROOM TO GROW

SEPARATE 1/1 UNIT PERFECT
FOR AIRBNB, VRBO, OR
ADDITIONAL LEASE INCOME

\$215,000

FOR SALE

RICHMOND FRASIER

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OVERVIEW



A rare Opportunity Zone investment located in the heart of downtown Alpine. This income-producing property currently generates \$2,200 per month from an established tenant, offering immediate cash flow.

With thoughtful updates or strategic renovations, new revenue streams and increased rental rates could easily be realized.

In addition, the property includes a separate 1-bedroom, 1-bath unit—ideal for a short-term rental, guest house, or supplemental long-term lease—further enhancing its income potential.

Positioned near local attractions, restaurants, and retail, this is an accessible and versatile investment in one of West Texas' most charming communities.



LISTING DETAILS



BREWSTER

COUNTY

9,464

POPULATION

42.2

MEDIAN
AGE

MARKETING FACTORS + AREA RESEARCH

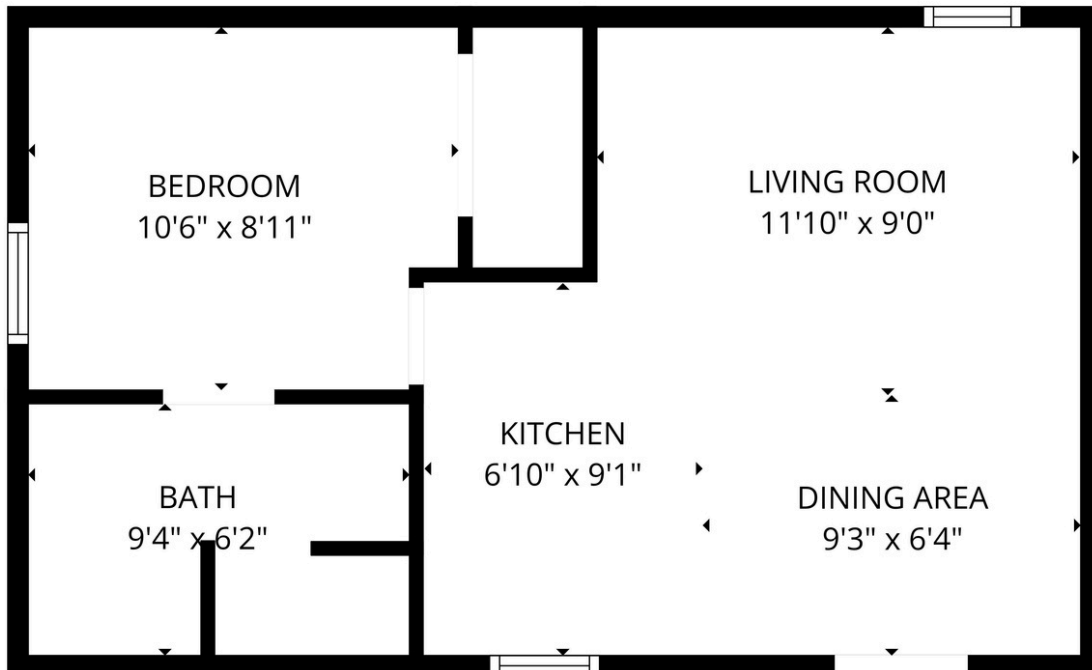
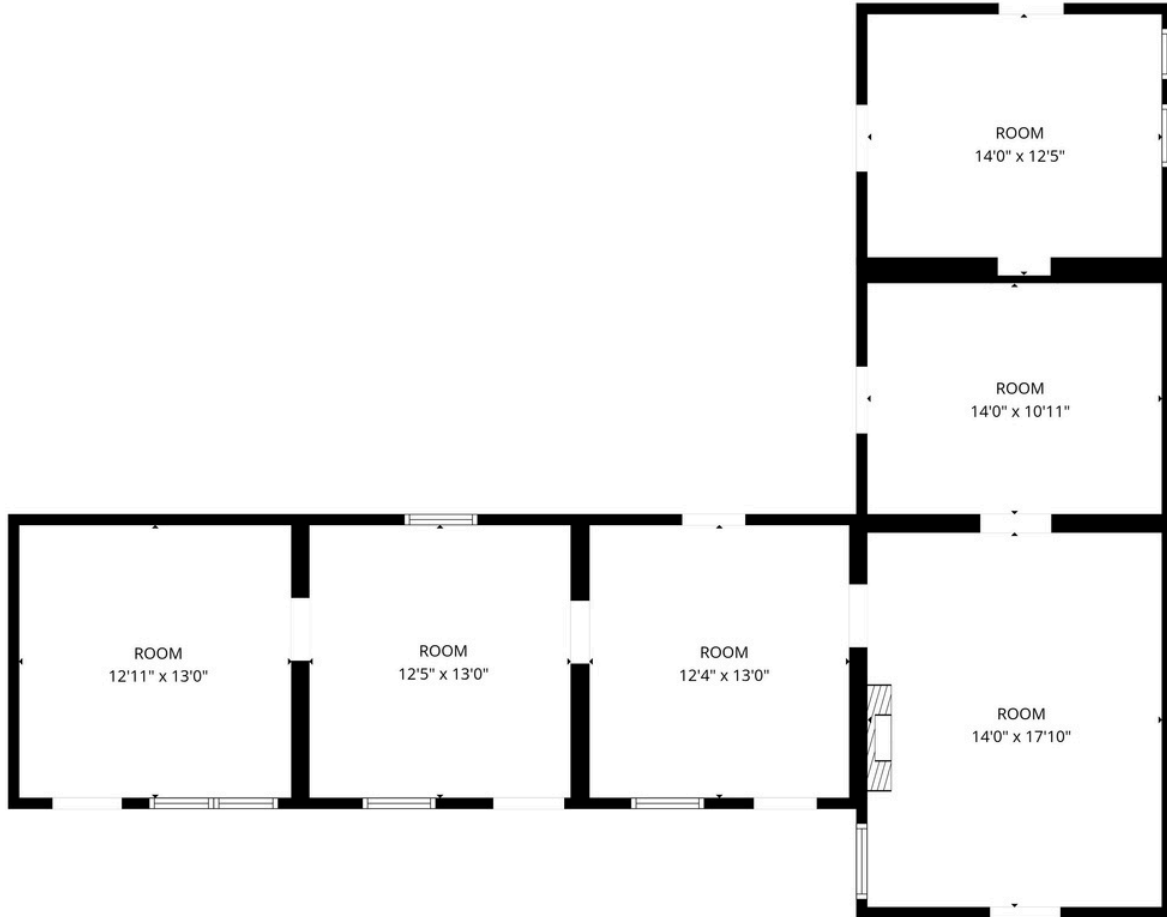
ALPINE, TX

Alpine, Texas is a vibrant small town tucked into the Davis Mountains of Far West Texas.

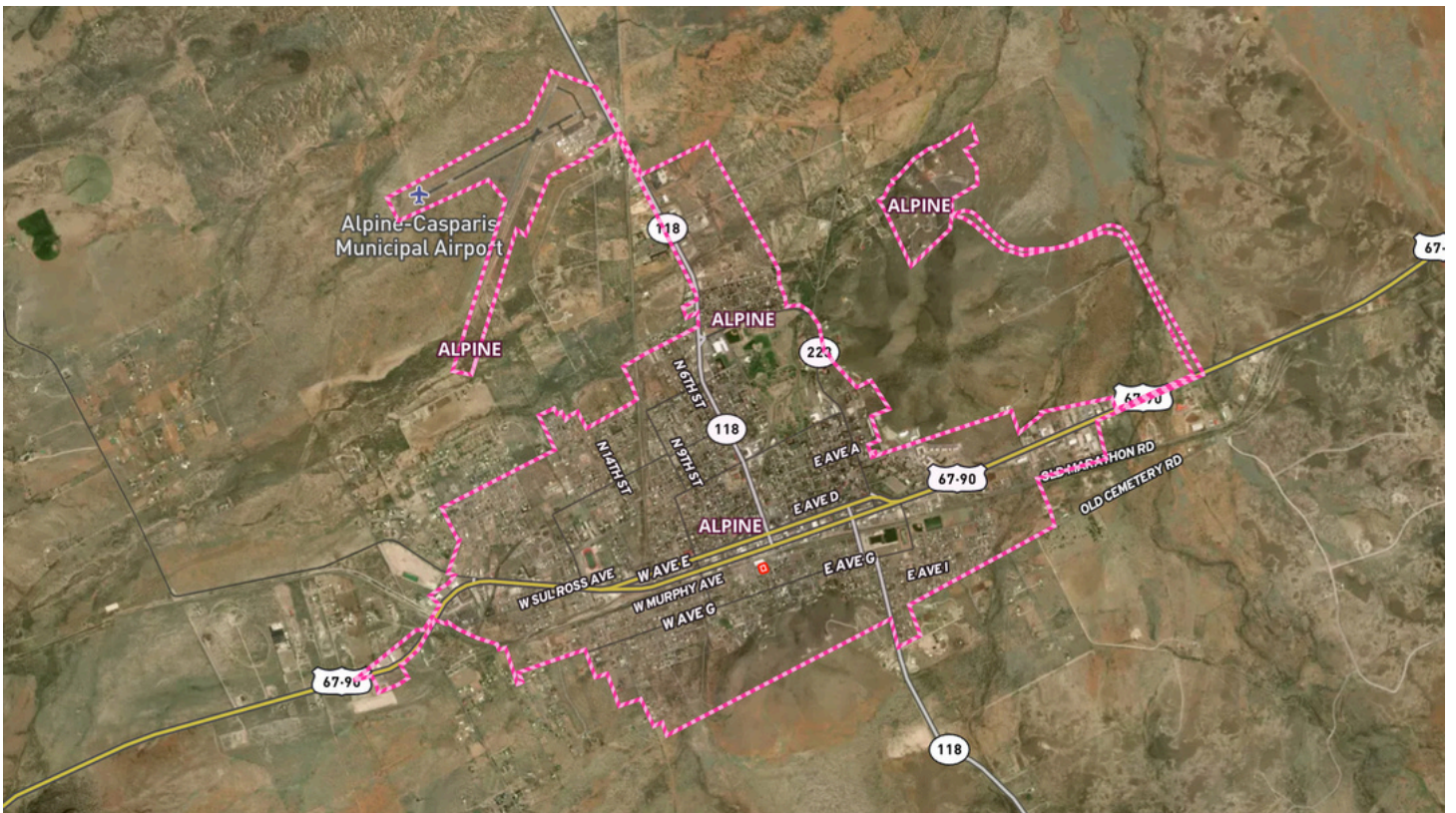
Known for its artsy charm, friendly community, and stunning desert-mountain scenery, it serves as a gateway to Big Bend National Park.

With Sul Ross State University, local shops, restaurants, and a lively cultural scene, Alpine blends rugged outdoor adventure with laid-back West Texas hospitality.

FLOOR PLAN



AERIAL



LOCATION DETAILS

ALPINE, TEXAS

Alpine, Texas is an exceptional location for commercial real-estate investment.

Nestled on a high plateau in the Davis Mountains and serving as the regional hub of the nearly 12,000-square-mile Big Bend region, Alpine combines natural beauty, a strong sense of place and growing appeal from both tourism and remote-work sectors.

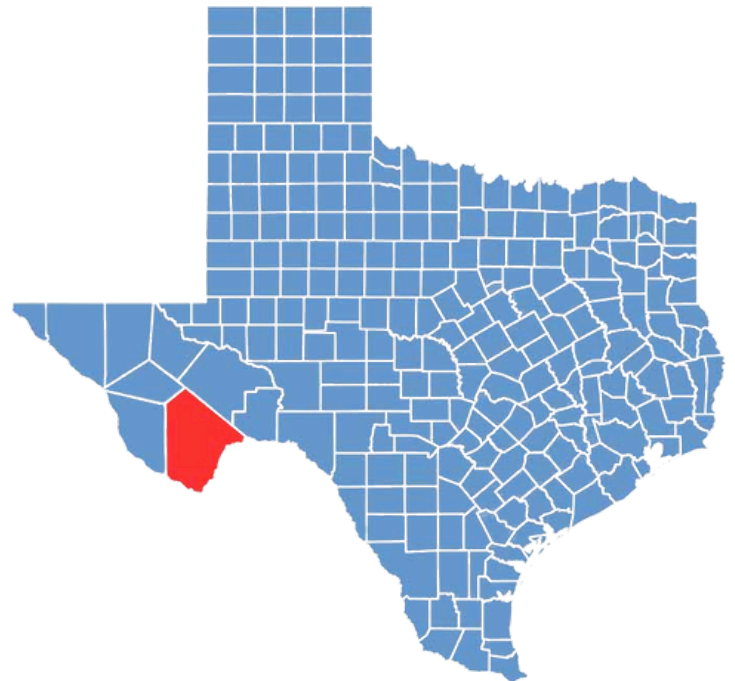
With lower entry pricing and less competition than major urban centres, it offers investors the opportunity to benefit from upside potential while serving both the local population and the visitor economy.

Backed by established infrastructure—such as a university, hospital, retail and cultural amenities—Alpine supports year-round economic activity, making it more than just a seasonal destination.

In short, investing in Alpine means capturing value today and growth for tomorrow in a vibrant, emerging West Texas market.

DISTANCE FROM OTHER MAJOR CITIES

- Dallas → Alpine: ~495 miles (797 km)
- Houston → Alpine: ~573 miles (922 km)
- Austin → Alpine: ~403 miles (649 km)
- San Antonio → Alpine: ~378 miles (608 km)
- Fort Worth → Alpine: ~470 miles (756 km)



MEET YOUR AGENT

RICHMOND FRASIER

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A fourth-generation Hill Country rancher and Marble Falls native, Richmond Frasier—Partner and Broker of Legacy Broker Group—understands the deep connection between land and legacy. His energy, problem-solving mindset, and entrepreneurial vision empower clients to forge their own paths to land ownership.

Licensed since 2006, Richmond and his wife, Traci, founded Legacy Broker Group in 2016. Since then, the company has grown from \$10 million to a projected \$200 million in annual sales, with total sales exceeding \$400 million.

Today, Richmond leads a statewide team of 30+ agents and brokers rooted in Texas ranching heritage, all dedicated to guiding clients in building and transitioning their own land legacies.

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