

# US-281/I-20 Highway Land & Ranch Estate Offering

±137.76 TOTAL ACRES WITH FRONTAGE, SCALE, & FLEXIBILITY



±137.76 Acre Land and Ranch  
Home Estate—Will Divide  
US-281/I-20 Combined VPD 42.7K  
1,787 Total US-281 & I-20  
Frontage  
Ranch or Redevelopment Potential

14145 US-281 & Parcel 2773, Santo, TX 76472

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# Property Overview

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M&D is pleased to offer approximately  $\pm 137.76$  acre land and residential ranch estate offering with US-281 and I-20 frontage exposure, open pastureland, workshop, and a substantial ranch-style residence.

Listed By:  
Shane Hendrix | 214.460.8926



# Property Overview

## US-281/I-20 POSITIONED LAND & RANCH ESTATE OFFERING

M&D CRE is pleased to present a rare Santo, Texas land and residential estate opportunity consisting of 14145 US-281 and the adjacent 2773 Palo Pinto County land parcel. Together, the offering includes approximately ±137.76 acres, anchored by the ±134.29-acre 2773 tract and complemented by the ±3.47-acre 14145 residential estate. The offering is available together or may be divided, providing flexibility for buyers seeking the full assemblage or a smaller land/residential component. The 2773 tract touches both US-281 and the I-20 access/frontage road, creating dual-corridor exposure near the US-281 and I-20 interchange. The property combines substantial open acreage, pastureland, existing support structures, and a large residential improvement in a highly visible US-281/I-20 corridor setting.

The 14145 US-281 parcel adds a substantial ±4,909 SF two-story ranch-style residence with five bedrooms, 4.5 bathrooms, multiple living and gathering areas, a large great room that may support gatherings or event-related use, a second-floor balcony, attached garage, covered porches, and three HVAC units. The fifth bedroom is located above the garage and may function as a flex studio suite, private workspace, guest quarters, or caretaker/manager area, with access from both the garage and rear exterior. For buyers considering redevelopment concepts, the residence may provide valuable on-site housing, operational support, guest accommodations, office use, or retained residential value within the larger land package.

For more information, contact **Shane Hendrix** at **214.460.8926** or [shane.hendrix@mdcregroup.com](mailto:shane.hendrix@mdcregroup.com)

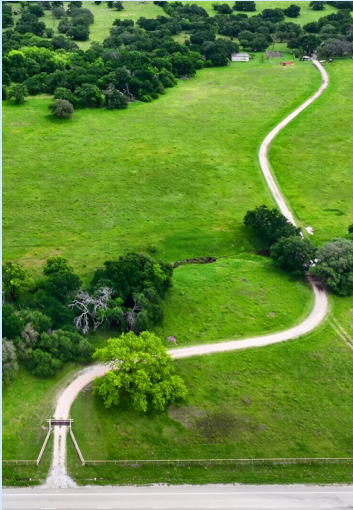
Property Size	±137.76 Total Acres
Frontage	1,787' Total Frontage on US-281 & I-20
US-281 VPD	9,800+ VPD along US-281
I-20 VPD	32,900+ VPD along I-20
Offering Type	Land & Residential Estate Opportunity
Utilities On-Site	Water, Electric, Gas & Sewer
Use Potential	Ranch or Redevelopment



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# PARCEL 2773 EXTERIORS



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# 14145 US-281 PROPERTY EXTERIORS



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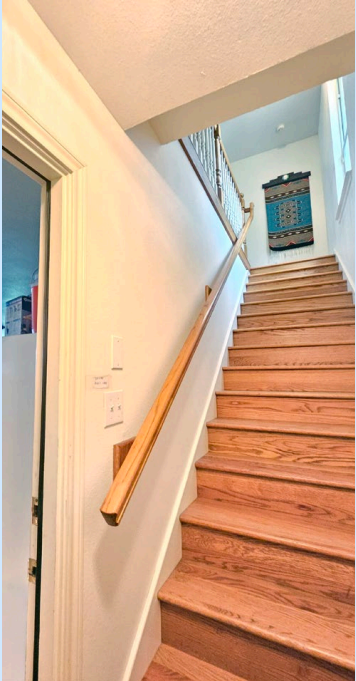
# 14145 US-281 PROPERTY INTERIORS



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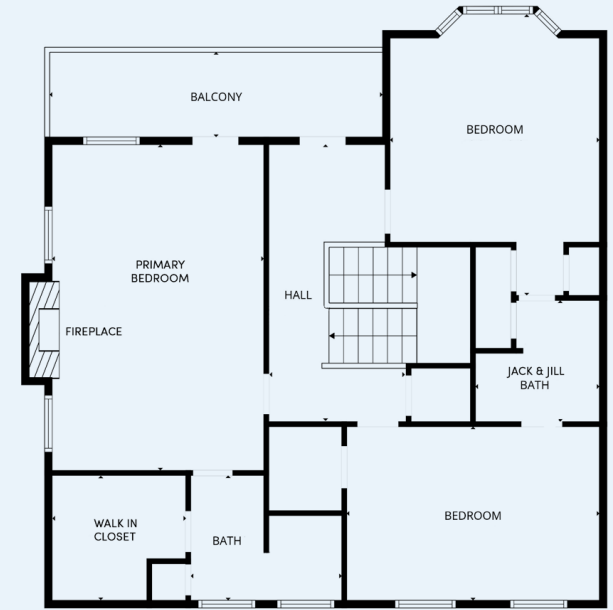
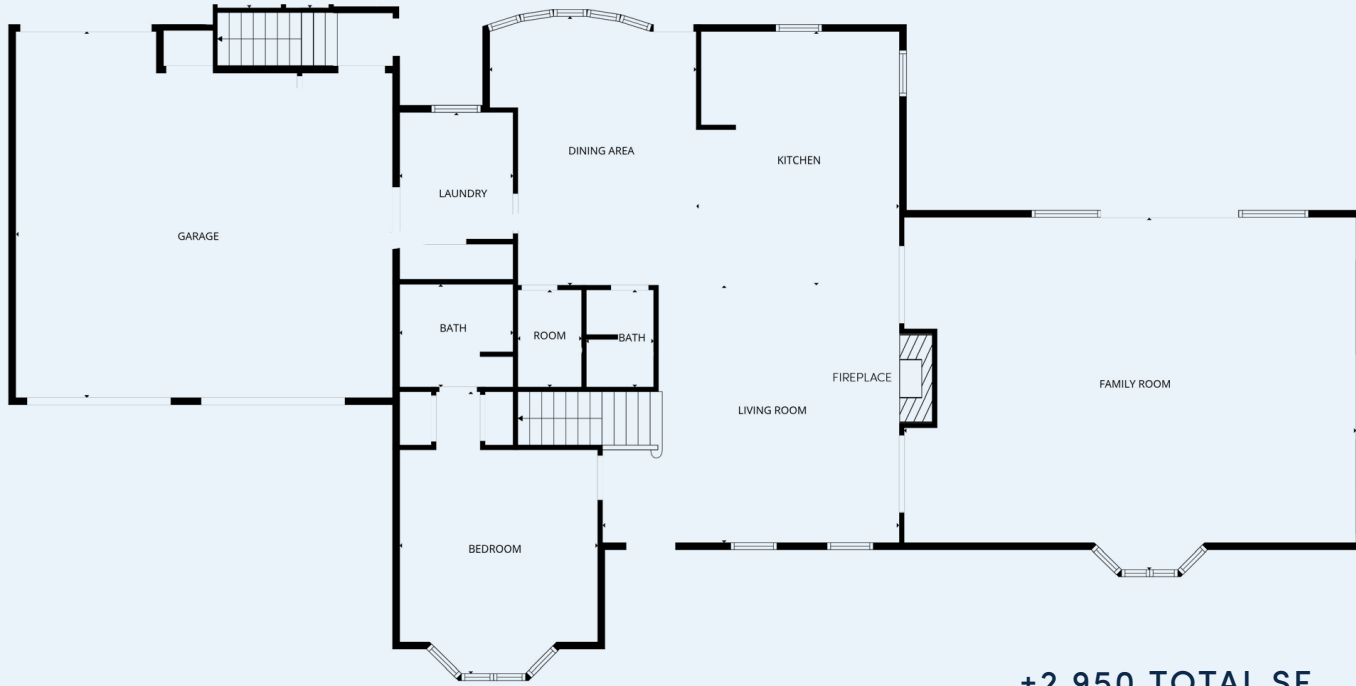
# 14145 US-281—SEPARATE ABOVE-GARAGE FLEX STUDIO/SUITE



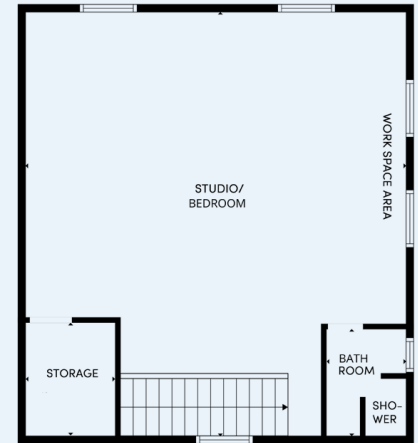
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# 14145 S US 281—1ST & 2ND FLOOR\*



±2,950 TOTAL SF



\*Conceptual Floor Plans for Illustrative Purposes Only; Not to Exact Scale. Buyer to Verify.

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# 14145/2773 US-281

## Highlights

±137.76-acres combined offering

±134.29-acres primary land tract

±3.47-acres and open pastureland

2773 touches US-281 and I-20 frontage

±4,909 SF ranch-style residence

Five bedrooms & 4.5 bath

Great room, second-floor balcony and patios

Above-garage flex studio/ caretaker or manager suite—with dual interior and exterior entrance options

Ranch or redevelopment potential



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# Location Overview

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Santo, Texas offers a strategic highway-corridor location at the I-20 and US-281 interchange, positioning the 14145 US-281 and 2773 land offering to benefit from regional travelers, local trade-area demand, and traffic moving between Fort Worth, Mineral Wells, Stephenville, and nearby Possum Kingdom Lake. With frontage, visibility, acreage, and flexible land configurations, the offering supports a range of ranch, RV, hospitality, event-support, outdoor recreation, redevelopment, and owner-operator concepts.

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# Santo, Texas: Ripe for RV, Hospitality & Land-Based Concepts

## Santo, TX Overview

Santo's location at the convergence of I-20 and US-281 captures regional pass-through traffic, local trade-area demand and destination travel through Palo Pinto County. TxDOT data shows I-20 carrying up to approximately 32,900 VPD in the Santo-area corridor, with US-281 counts reaching upwards of 9,800 VPD, reinforcing the interchange's relevance for travel-oriented, hospitality, RV and land-based concepts. Esri forecasts show 2025 average household income reaching \$132,516 within five minutes and 15-minute Food Away From Home spending totaling approximately \$12.30 million. For RV, hospitality and outdoor-recreation operators, nearby Possum Kingdom State Park offers camping, boating, fishing, hiking and more than 300 miles of shoreline west of the DFW Metroplex. Together, these indicators support large-acreage, RV, hospitality, ranch, recreation, owner-operator and long-term land investment concepts near one of the area's most recognizable highway junctions.

**\$789,402**

Median Net  
Worth

5 Min—ESRI/STDB

**\$12.27M**

Entertainment/  
Recreation  
Spending

15 Min—ESRI/STDB

**\$9.95M**

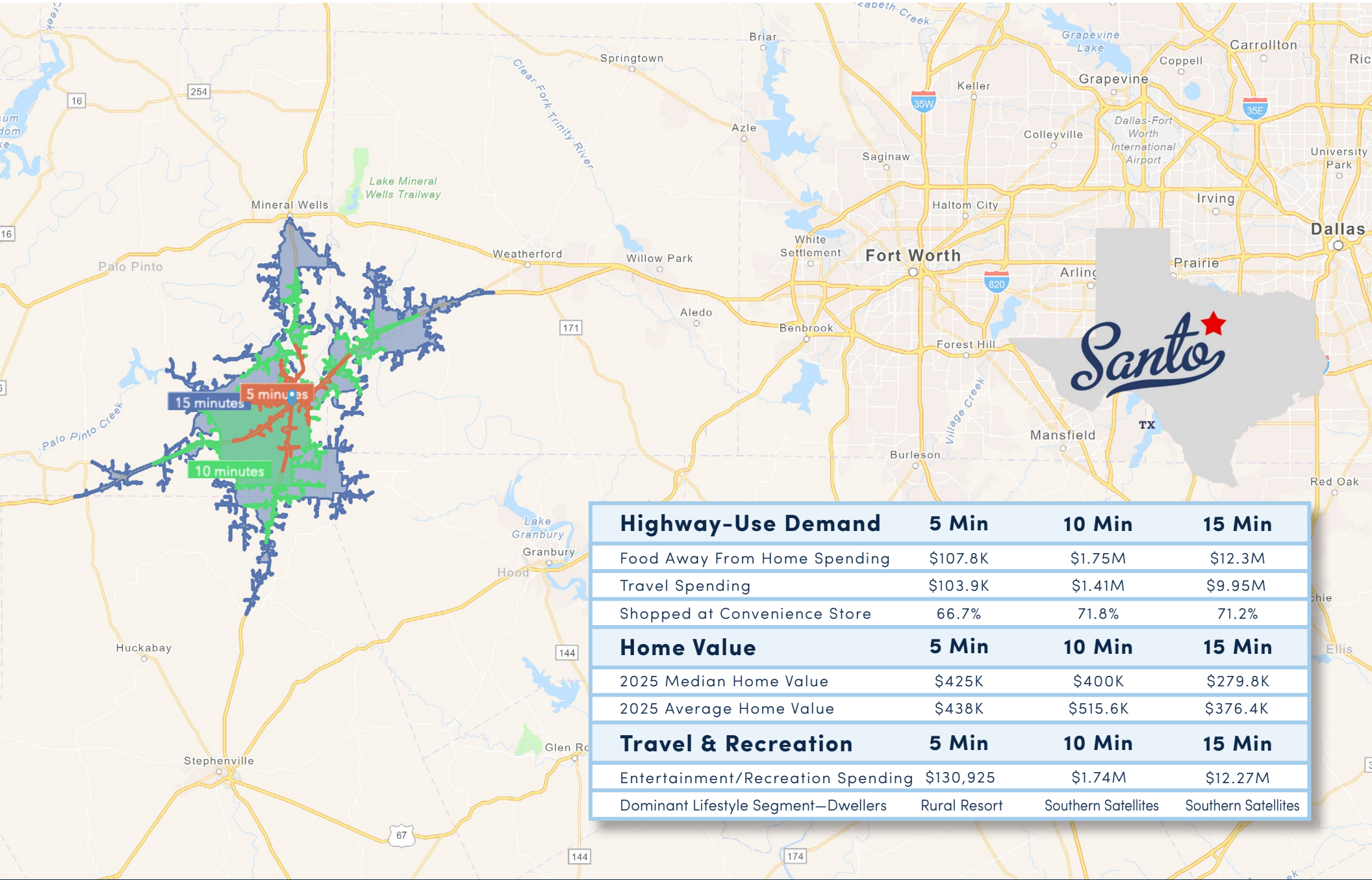
Area Travel  
Spending

15 Min—ESRI/STDB

**\$132,516**

2025 Average  
Household  
Income

5 MIN—STDB



Highway-Use Demand	5 Min	10 Min	15 Min
Food Away From Home Spending	\$107.8K	\$1.75M	\$12.3M
Travel Spending	\$103.9K	\$1.41M	\$9.95M
Shopped at Convenience Store	66.7%	71.8%	71.2%
Home Value	5 Min	10 Min	15 Min
2025 Median Home Value	\$425K	\$400K	\$279.8K
2025 Average Home Value	\$438K	\$515.6K	\$376.4K
Travel & Recreation	5 Min	10 Min	15 Min
Entertainment/Recreation Spending	\$130,925	\$1.74M	\$12.27M
Dominant Lifestyle Segment—Dwellers	Rural Resort	Southern Satellites	Southern Satellites

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