



Protecting Clients. Conserving the Land.



Stardust Marfa

21.56 Acres
Marfa, Texas



Marfa, TX Commercial/Residential Property

Stardust Marfa is 21.56 acres on the south side of US Highway 90, just west of Marfa. Home to the old Stardust Motel sign and the former Apache Pines RV park, the site sits among a wide open grassland with long views to the area mountains

Description

The property includes the site of the old Stardust Motel. The motel buildings of the 1950's are gone, but the star topped sign remains and is a favorite stop for photographers and travelers. Part of the property was later run as the Apache Pines RV park, and its 18 RV hookups with electric meters are still in place. The land is a blank canvas for redevelopment, whether that means homes, commercial space, studios, or a reimagined RV park. The property sits outside the city limits and is not subject to city zoning, which makes it a strong investment for whatever a buyer decides to build.



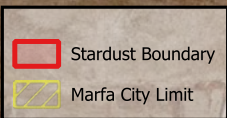




Location

The property has 2,350 feet of frontage on the south side of US Highway 90, about a mile and a half from the Presidio County Courthouse and the center of town, and it adjoins a historic ranch. Fort Davis is 20 miles north, Alpine is 26 miles east, and Presidio and the Rio Grande are 59 miles south. Big Bend National Park is an easy day's drive away. Marfa Municipal Airport serves private aircraft, and commercial service is available in El Paso and Midland.

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Improvements

The historic Stardust sign stands on the highway frontage. Improvements from the former RV park include 18 RV hookups with electric meters, a septic system and a small guard shack at the entrance. City water and fiber optic service are available on site, and the property has extensive electric service. The City of Marfa has approved extending its sewer line to the property if desired in future.





Landscape and Habitat

The property sits high on a hill west of town and faces south, with long views across the Marfa grasslands to the Davis Mountains on the north and the Chinati Mountains to the southwest. At roughly 4,700 feet, the elevation keeps summers mild and evenings cool. Rainfall averages about 15 inches a year, most of it from summer storms that green the country.

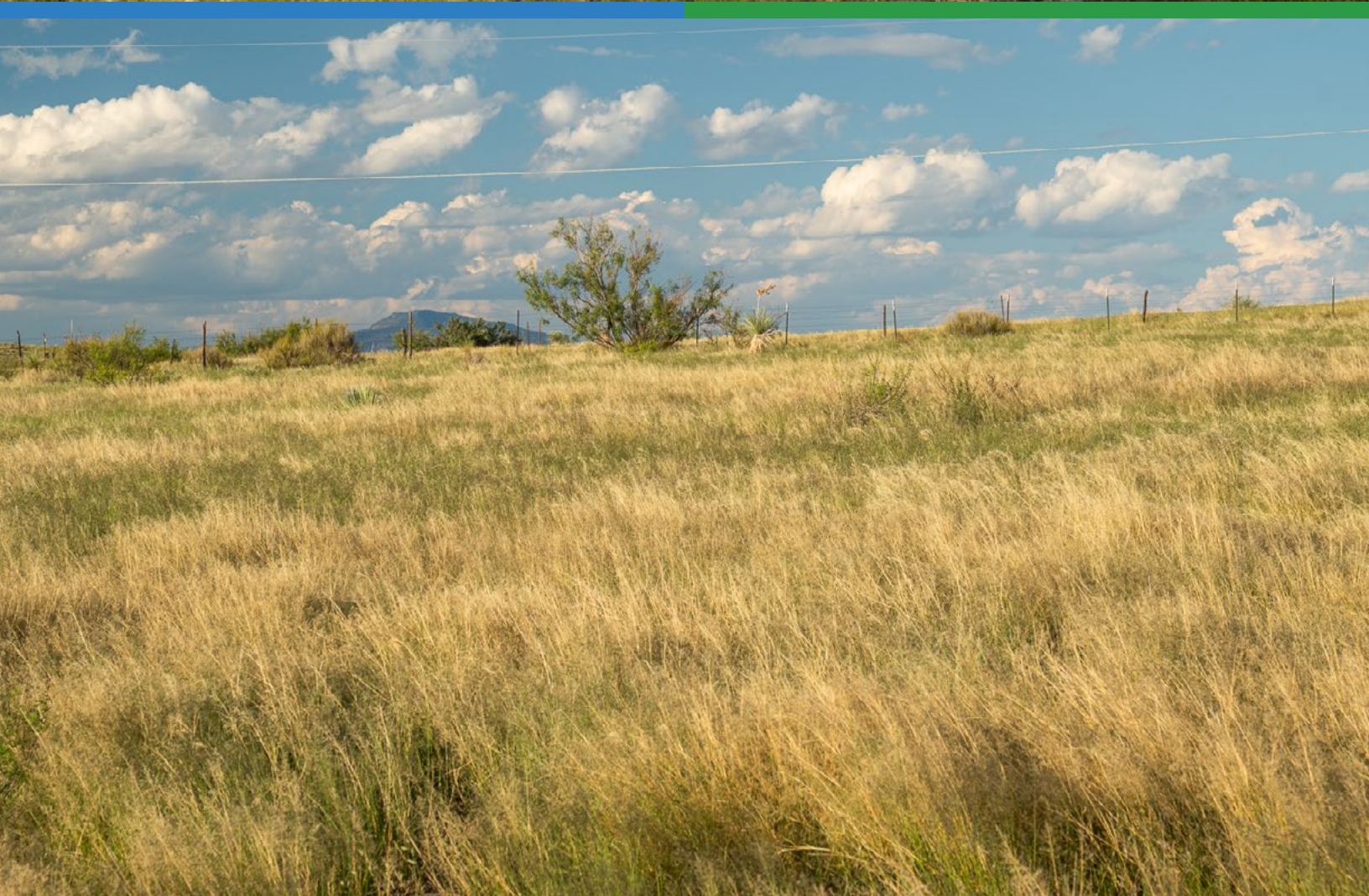


The Marfa grasslands are among the most intact native grasslands in the country, known for blue grama and sideoats grama that turn the plains gold each fall. Pronghorn are often seen on the open country around town. At night the skies are dark and full of stars, and the Marfa Lights viewing area is just east of town.



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\$1,880,000

Stardust Marfa
21.56 Acres

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Disclaimer: This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.



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