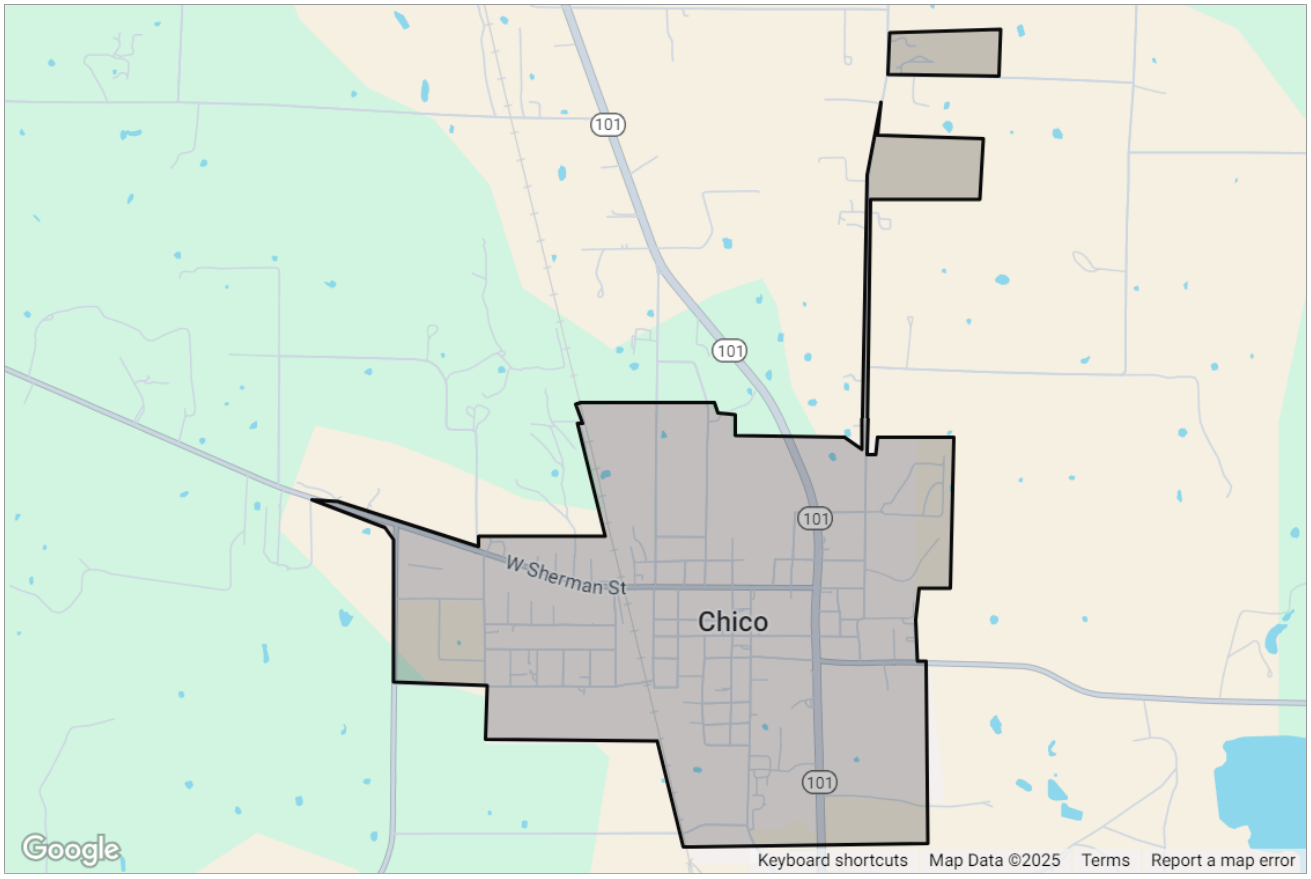
NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.

MARKET ACTIVITY REPORT

Chico, Texas



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Chico, Texas

Market Snapshot: Estimated Home Values

Median Est. Home Value	Change Over Last Month	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
$312K	2.5%	2.17%	5.57%	0.76%
Updated: 5/31/2025				

*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **SFR** data.*

Market Snapshot: 12-Month Change in Estimated Value

Median Est. Home Value	Change Over Last 12 Months	Change Over Last 24 Months	Change Over Last 36 Months
$312K	5.57%	0.76%	18.43%
Updated: 5/31/2025			

*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **SFR** data.*

Market Snapshot: Concentration of Distressed Properties

Total # of Distressed Properties	# of Pre-Foreclosures	# of Foreclosures	# of Foreclosed
0	0	0	0
Updated: 6/24/2025			

*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **SFR** as of 6/24/2025.*

Market Snapshot: Sales Price

*About this data: The Metrics displayed here reflect median sales price for **SFR** using **MLS listing** data.*

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Market Snapshot: List Price

Median List Price	Change Over Last Month	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
$510K	**2.95%**	**13.22%**	**10.88%**	**14.94%**
Updated: 5/31/2025				

*About this data: The Metrics displayed here reflect median list price for **SFR** using **MLS listing** data.*

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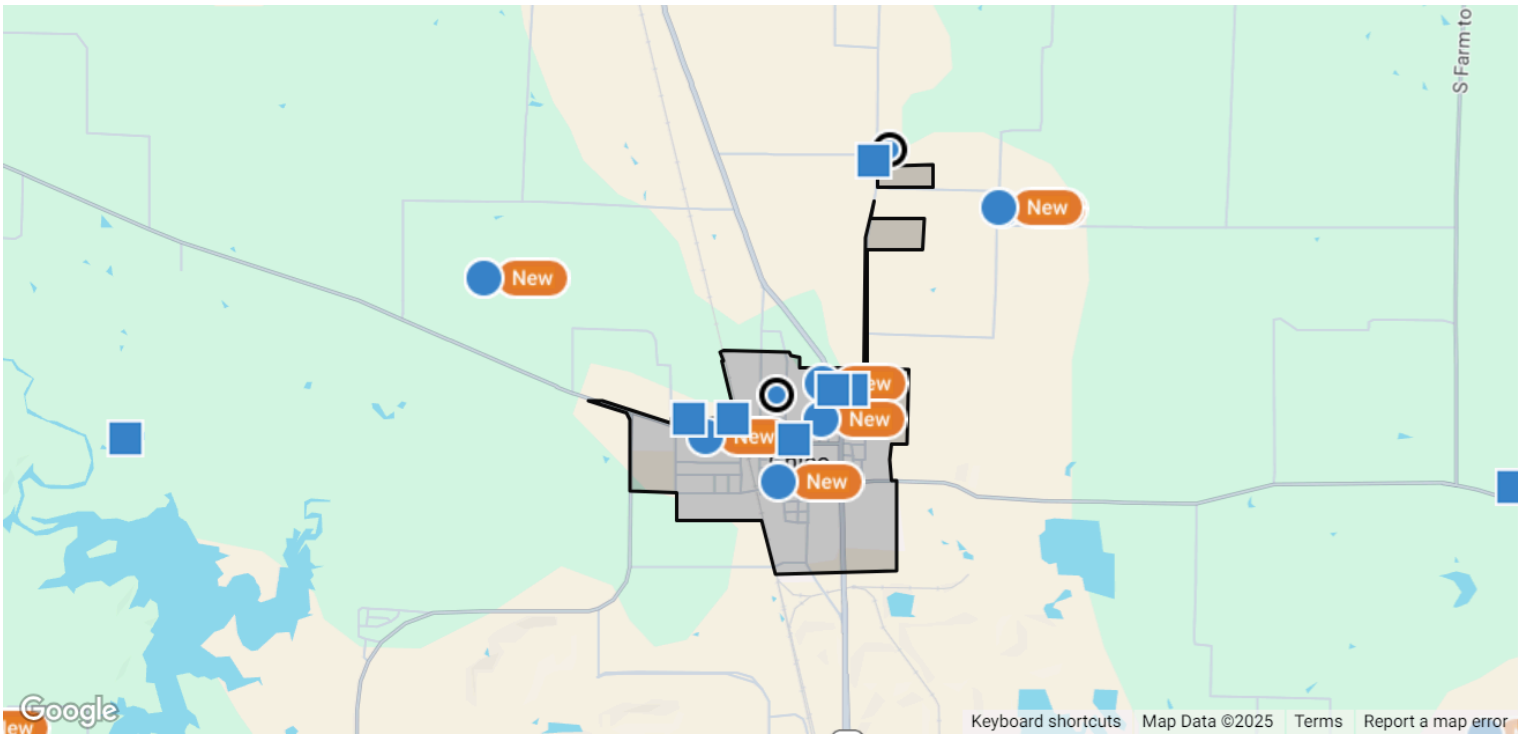
Market Activity Summary Stats



Search Criteria

Location: Chico, Texas; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 50; **Sort Order:** Recently updated

	New Listings	Pending	Closed
Number of Properties	22	5	10
Low Price / Value	$219,900	$73,000	$2,900
Median Price / Value	$667,500	$795,000	$255,000
High Price / Value	$2,184,000	$1,500,000	$1,007,500
Average Price / Sq. Ft.	$306	$278	$144
Median Price / Sq. Ft.	$303	$285	$155
Average Days in RPR	40	97	130
Median Days in RPR	37	85	108
Total Volume	$17,382,898	$4,157,000	$3,118,400

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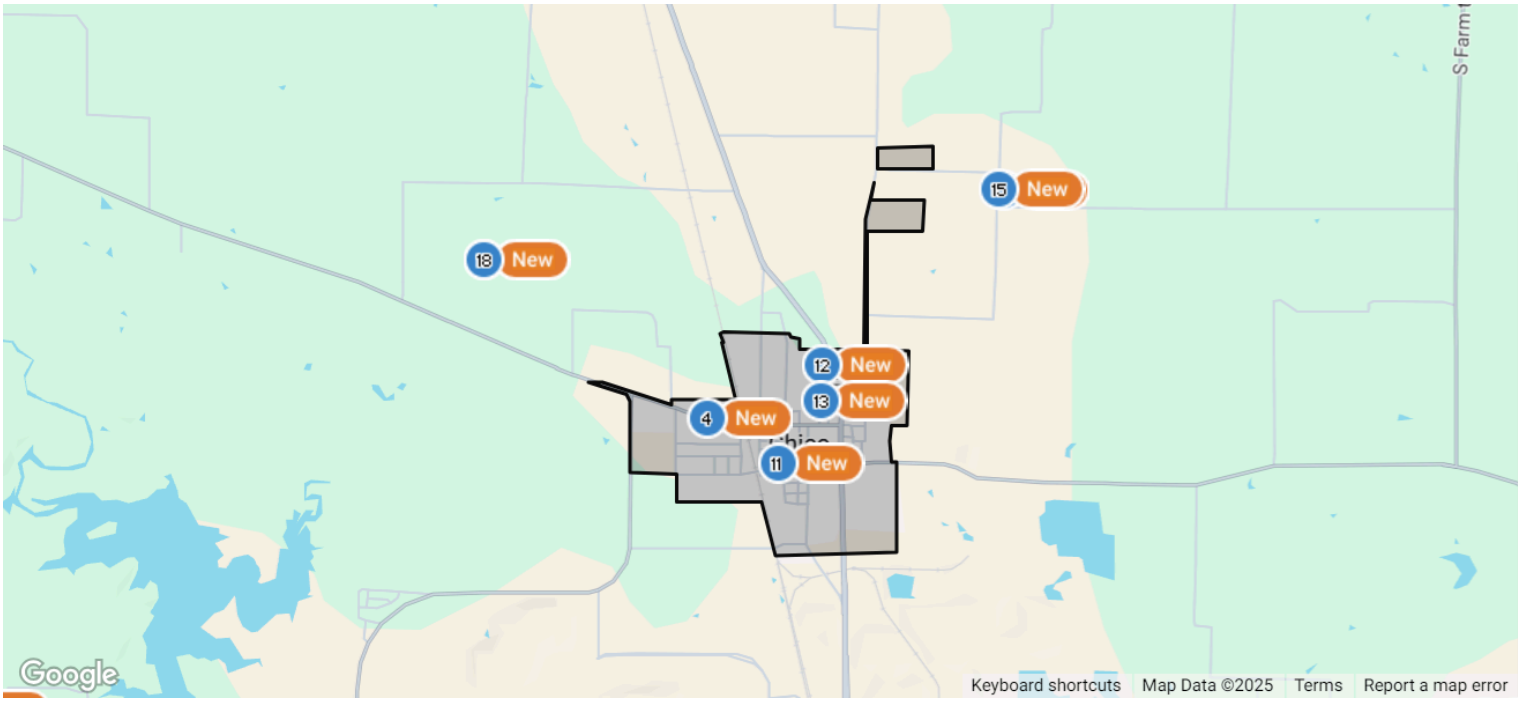
Chico, Texas



New Listings: 22

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.

1 Active • *New, Active: 6/14/2025* *MLS ID: 20967903*

3628 S Fm 1655	Single Family	3/2	2,398 sq ft	469,010	2018	6/14/2025	$735,000	$307

Welcome to your peaceful country retreat! Nestled on 10 beautiful ag-exempt acres just outside of Chico, Texas, this stunning 3-bedroom, 2-bathroom traditional-style home features timeless stone and board-and-batten accents with modern comforts throughout. Conveniently located with quick access to Decatur and major shopping, youâ??ll enjoy the perfect blend of quiet country living and nearby amenities. Step inside to find an open, airy floor plan with stained concrete floors flowing seamlessly throughout the home. The spacious living room boasts rich stained wood beams and a cozy wood-burning fireplace, creating the ideal space to relax or entertain. The large kitchen is truly a showstopper, featuring stainless steel appliances, granite countertops, a massive island perfect for hosting, and a huge walk-in pantry. The oversized laundry room offers ample space for a full-size washer and dryer, extra refrigerator and freezer, plus built-in cabinets and countertops for added functionality. The private primary suite is a true retreat with a luxurious soaking tub, walk-in shower, dual vanities, and a generous walk-in closet. Two additional bedrooms are tucked away on the opposite side of the home in a desirable split-bedroom layout. A dedicated office just off the living room provides the perfect work-from-home space. Enjoy peaceful country mornings and quiet evenings from the large covered back porch, surrounded by wide-open views and the sounds of nature. Additional features include a water softener, reverse osmosis system, and two hot water heaters. Built in 2019 and currently used as a productive hay field, this property offers a rare combination of modern living and ag-exempt status. Donâ??t miss your chance to experience everything this beautiful home has to offerâ??schedule your showing today!

Listing Courtesy of Tomie Fox Real Estate Group

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New Listings: 22 (cont.)

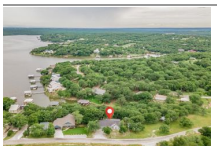
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.

2 Active • *New, Active: 6/14/2025* *MLS ID: 20968306*

1381 County Road 1470	Single Family	4/2	2,696 sq ft	87,120	2022	6/14/2025	$599,000	$222

Discover your perfect retreat with this spacious 4-bedroom, 2-bath home nestled on 2 acres of serene land. Enjoy the ultimate freedom with no HOA, no city taxes, and no restrictionsâ??your private sanctuary awaits. Inside, you'll find generously oversized bedrooms designed for comfort, complemented by an expansive living area featuring a stunning tray ceiling that fills the space with natural lightâ??ideal for relaxing or entertaining guests. The large kitchen boasts sleek quartz countertops, an enormous walk-in pantry, and ample room for family gatherings and memorable meals. The attached garage is more than just parking; itâ??s a versatile space that can serve as a game room or additional living area, finished with custom lighting and thoughtful details tailored to your lifestyle. Additional highlights include a fantastic workshop and a charming 2-bedroom, 1-bath guest houseâ??perfect for visitors, hobbies, or rental income potential. This property is more than a homeâ??it's a private haven with endless possibilities. Donâ??t miss your chance to own this exceptional retreat. Txt keyword ZEAL17 to 88000 for Virtual Tour & more!

Listing Courtesy of Zeal, REALTORS



3 Active • *New, Active: 4/4/2025* *MLS ID: 20893056*

214 El Lago Rd	Single Family	3/2	1,247 sq ft	20,037	2014	4/4/2025	$498,000	$399

A Waterfront Gem on Lake Bridgeport! This adorable ranchstyle home is situated in one of the most desirable coves on the lake, nestled on a spacious 0.46-acre treed lot at the coveâ??s end. The charming one-story boasts an open floor plan, featuring a spacious living room with large windows that flood the space with natural light. Three generously sized bedrooms, two full bathrooms, an island kitchen with ample cabinet space, a pantry closet, and stainless steel appliances are just a few amenities and features. An oversized three-car garage provides ample parking space for your vehicles and lake toys. Expand your living outside and enjoy the lake living on the expansive 46x20 partially covered wooden deck, perfect for outdoor entertaining and relaxation. This small lake community, El Lago Estates, offers a private community lot with access to lauch a boat from it. No HOA, and NO CITY TAXES. Itâ??s an ideal location for a short-term rental property, or a home your aging parents if you live at the lake. Recent updates include replacing the air conditioner in 2023, and a new water softener was installed in 2024. The information contained herein is deemed to be accurate, however Buyer and Buyers Agent should verify any and all information prior to purchase.

Listing Courtesy of Massey Krueger Real Estate Svs

4 Active • *New, Active: 5/6/2025* *MLS ID: 20926055*

124 Oakwood St	Single Family	4/2	1,591 sq ft	9,016	2021	5/6/2025	$265,000	$167

Spacious & Stylish 4-Bedroom Family Home â?? Just $265,000! Welcome home! Built in 2021, this well-maintained 4-bedroom, 2-bath residence offers modern living at an unbeatable priceâ??perfect for growing families, first-time buyers, or retirees looking to downsize in style. Step inside and youâ??ll find beautiful wood-look ceramic tile flooring throughout, combining the warmth of wood with the durability of tileâ??ideal for kids, pets, and easy maintenance. The heart of the home is the spacious kitchen, featuring an abundance of granite countertop space thatâ??s perfect for family meals, entertaining guests, or helping the kids with homework. With four generously sized bedrooms, there's room for everyoneâ??whether you need extra space for a home office, playroom, or guest suite. The open floor plan offers flexibility and flow, while thoughtful finishes throughout provide comfort and charm. Nestled in a quiet, friendly neighborhood, this home blends convenience and quality livingâ??all at a price point thatâ??s hard to beat.

Listing Courtesy of Earthport Properties Realty, LLC

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New Listings: 22 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.

5 Active • *New, Active: 6/12/2025* *MLS ID: 20966850*

165 Cote D Azur	Single Family	4/5	3,178 sq ft	105,415	2017	6/12/2025	$1,425,000	$448

Gated North Star Pointe 2017 Custom-Built Lake Bridgeport Waterfront Home having a Total Living Space of 3178 Sq Ft, 4 Bed, 4.1 Bath, and 4 Car Garage. The Main House is 2394 Sq Ft with 3 Bed, 3.1 Bath, Kitchen, Living, 2 Back Patios (1 enclosed), 2 Car Garage. PLUS, there is separate Accessory Dwelling Unit (ADU) that is 784 Sq Ft with Bed, Bath, Kitchen, Living, an Additional 2 Car Garage & Drive Thru Carport. This Property Consists of a Double Lot Totaling 2.42 Acres, Large Circle Driveway w RV Covered Parking as well as an Additional RV Parking Area with Water & Electric Hookup. The Main House features Luxury Vinyl Plank Flooring & Ceramic Tile, No Carpet. Kitchen has Granite Countertop, Painted Cabinets, Gas Cooktop (via Propane Tank on Property) & Walk-in Pantry. Open Concept with Kitchen Open to Dining & Living w Built-ins & Fireplace. Primary Bath has Dual Sinks, Separate Tub & Shower also a Walk in Closet. Large Sliding Door Walk Out to an Oversized Covered Patio that Runs the Entire Length of the Back of the House with Views of the Water & Breath-Taking Sunsets. Upstairs there is also a Large Glass Enclosed Covered Patio that Runs the Entire Length of the Back of the House. Spray-in Foam Insulation. ADU Apartment over a Separate 2 Car Garage has a Kitchen w Granite Countertops, Living Room. with Built-ins a Bedroom, Bathroom & Walk-in Closet. Out Back, Walk Down to a Large Firepit or Walk all the way down to the Water with Dock that Features a Boat Lift & 2 Jet Ski Slips. This Property is Located on Lake Bridgeport on the Northside w Deep Water & Rock Outcroppings. North Star Pointe is Gated, has a Community Pool & Community Boat Ramp. This Home is a Must See!

Listing Courtesy of Litaker Realty Inc.

6 Active • *New, Active: 5/23/2025* *MLS ID: 20943659*

520 County Road 1743	Single Family	4/4	2,346 sq ft	15,899	2012	5/23/2025	$880,000	$375

Lakefront Comfort with Room to Entertain Tucked away on a quiet cove of Lake Bridgeport, this residence exudes a sense of tranquility. Featuring 4 bedrooms and 3.5 bathrooms, the well-designed layout offers both practicality and comfort, providing ample space for family gatherings and hosting guests.The open-concept kitchen and living area create a seamless flow, while the views from the back patio and upstairs balcony are simply unparalleled. The highlight of the backyard is an impressive outdoor kitchen complete with a grill, smoker, and fryer, perfect for hosting fish fries and Fourth of July celebrations. The hot tub is a great place to unwind, and the lush irrigated lawn remains vibrant throughout the summer months. The private dock has a covered lift that currently holds a pontoon, and thereâ??s been plenty of days to be spent just bobbing in the water, swimming, or soaking up the sun with friends. The cove is calm, quiet, and easy to get toâ??ideal for weekenders or full-timers who want low-key lake living with great access. An exceptional feature of this home is the private water filtration systemâ??housed in its own building, offering both added value and peace of mind.Â Additional amenities feature a metal roof, a spacious 35x35 garage, circular driveway, and no HOA. This home has durable concrete floors, a zoned HVAC system, and solid finishes throughout. Situated in Blockers Cove within Chico ISD, this property spans two lots totaling just over a third of an acre. With Lake Bridgeport in its prime condition, this move-in-ready lakefront home not only boasts a visually appealing appearance but also offers a comfortable and fulfilling lifestyle. Furnishings will be included with an acceptable offer, making this an exceptional opportunity for prospective buyers.

Listing Courtesy of Post Oak Realty- West

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New Listings: 22 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.

7 Active • *New, Active: 3/26/2025* *MLS ID: 20883336*

1035 County Road 1744	Single Family	3/3	2,349 sq ft	14,766	2019	3/26/2025	$815,000	$347

Experience lake life at its finest in this beautifully crafted two story waterfront home, built in 2019 and perfectly situated on the shores of Lake Bridgeport. This 3 bed, 2.5 bath home offers an open concept layout designed for both relaxation and entertaining. The heart of the home is the spacious kitchen, featuring a wraparound island with bar seating that seamlessly flows into the living room--perfect for gathering friends or family. Granite counters and all wood cabinets will please the chef among you. Expansive windows along the back of the home frame breathtaking sunrise lake views and flood the space with natural light. Wake up to water views from the luxurious primary suite, complete with a spa like en suite bath offering a jetted soaking tub, oversized walk in shower and a generously sized closet. There is tons of storage in this house and the wall of built ins in the bath are just an example. Upstairs, a large game room with a granite topped bar counter opens to a wall of windows that continues to showcase the stunning lake scenery. Step onto the upper balcony--an ideal spot for your morning coffee or evening unwind. Outside, you'll find an impressive stretch of private shoreline, a covered boat dock equipped with a boat lift and a jet ski pad, and plenty of space to enjoy waterfront living year round. There's a fenced back yard for your pets and plenty of places for outdoor games like corn hole or horseshoes. Whether you're looking for a weekend escape or a full time lakefront lifestyle, this property checks all of the boxes.

Listing Courtesy of Real Broker, LLC

8 Active • *New, Active: 6/11/2025* *MLS ID: 20961613*

120 French Kingston Ct	Single Family	4/4	3,329 sq ft	43,690	2006	6/11/2025	$1,050,000	$315

Waterfront Luxury in Grand Harbor on Beautiful Lake Bridgeport! Welcome to your dream waterfront retreat in the exclusive Grand Harbor community on Lake Bridgeport. This custom-built lakefront home offers direct water access, spectacular views, and the perfect blend of comfort and elegance. Step inside to a spacious entryway, soaring vaulted ceilings, and expansive windows that showcase stunning lake views. The gourmet kitchen features granite countertops, double ovens, and a gas range perfect for preparing meals while entertaining. Plantation shutters add timeless charm throughout the home. With four bedrooms each with its own private ensuite bathroom, every guest enjoys comfort and privacy. The home also features two luxurious primary suites, ideal for multi-generational living or hosting extended family and friends in style. The outdoor living space is just as impressive. A large covered patio and built-in firepit offer the perfect setting for lakeside relaxation or entertaining under the stars. With the shoreline just steps away, you can launch your next lake adventure right from your backyard. As a resident of Grand Harbor, you'll also enjoy access to community amenities including a pool, pickleball courts, and a private boat ramp. Offered fully furnished at $1,050,000. This true waterfront property offers rare luxury, privacy, and spectacular views in one of Lake Bridgeportâ??s most sought-after neighborhoods.

Listing Courtesy of C21 Sue Ann Denton, Decatur

9 Active • *New, Active: 4/19/2025* *MLS ID: 20909552*

221 Ridgeline Dr	Single Family	4/4	3,258 sq ft	45,825	2021	4/19/2025	$1,375,000	$422

Discover luxury lakefront living at its finest with this stunning 3,258 sq ft custom-built home in North Star Pointe on Lake Bridgeport in Chico, TX. Whether you're seeking a full-time residence or the ultimate weekend retreat, this 4-bedroom, 3.5-bath property offers everything you need and more. The open-concept layout features a spacious living area and a chefâ??s kitchen designed to impress, complete with high-end finishes, ample counter space, and a large pantry. Perfect for entertaining, the home flows seamlessly from indoors to the expansive back patio, where breathtaking lake views provide the perfect backdrop for relaxing or hosting guests. Natural light pours through the home's expansive windows, highlighting the thoughtful design and craftsmanship throughout. The spa-like primary suite includes a luxurious en suite bath and plenty of space to unwind. Additional features include a generously sized laundry room and custom finishes in every detail. Outside, a private boat dock awaitsâ?? complete with electricity, a boat lift, and room for a pontoon boat, bass boat, and jet skis. One of the largest lake front lots that has been built to maximize water depth and usage. Nestled in one of the fingers of the lake provides privacy and calmer waters. No corners were cut in creating this exceptional lakefront escape. Welcome to your dream home on the water.

Listing Courtesy of Real Estate Shoppe TX, LLC

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New Listings: 22 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.

10 Active • *New, Active: 4/18/2025* *MLS ID: 20906975*

310 Ridgeline Dr	Single Family	4/3	3,222 sq ft	78,364	2012	4/18/2025	$1,425,000	$442

Perched atop one of the highest points around Lake Bridgeport, this luxury home delivers sweeping lake views, refined comfort, and the ultimate lake lifestyleâ??all within an exclusive gated community. This 4-bedroom, 3-bathroom property features an open-concept layout filled with natural light, vaulted ceilings, and high-end finishes throughout. The heart of the home is a gourmet kitchen with premium appliances, custom cabinetry, and a spacious island perfect for entertaining. The primary suite is a private sanctuary with water views, a spa-style bathroom, and walk-out access to the scenic back patio. The first floor offers a secondary bedroom with full bath while the upstairs bonus game room adds flexibility for family fun, movie nights, or hosting guests. Step outside to an expansive covered patio ideal for grilling, relaxing, and taking in the show-stopping sunsets over the lake. Down by the water, your private boat dock is ready for adventureâ??perfect for boating, fishing, and enjoying lake days to the fullest. Located in a secure, gated community, you'll also enjoy access to shared amenities including a resort-style pool, additional community boat dock, and a pickleball court for active days close to home. Home is being sold furnished including 2019 Defender Can-am. This rare offering combines luxury, privacy, and outdoor recreation in one of Lake Bridgeportâ??s most desirable neighborhoods. Experience hilltop living at its finestâ??schedule your private showing today.

Listing Courtesy of JPAR Grapevine West

11 Active • *New, Active: 5/12/2025* *MLS ID: 20934137*

401 S Weatherford St	Single Family	3/2	1,584 sq ft	14,374	1964	5/12/2025	$239,000	$151

Come join the small town atmosphere in this Nice cozy 3 bedroom 1.5 bath home just waiting for a new family to enjoy. Big fenced yard, concrete patio, storage building, bring your pets and enjoy country living so close to everything you need. Come look today!!

Listing Courtesy of The Real Estate Pro Shop

12 Active • *New, Active: 5/5/2025* *MLS ID: 20917994*

406 Mockingbird Ln	Single Family	3/2	1,512 sq ft	18,295	1960	5/5/2025	$219,900	$145

Welcome to Chico Texas, America! This 3 bed 2 bath home sits just north of Chico off Mockingbird lane. the home sits on a large lot and has a few large trees as well as a few outbuildings to go along with the property! When you walk into the living room you are met with the living room which has a lot of natural light due to the amount of windows. The home has been refreshed and has vinyl plank floors, painted cabinets in the large kitchen, and updated lighting. The house does have separate utility room for washer and dryer, as well as a separate room off the back of the house that could be a Catch all room for your outdoor activities when you don't want to track the outdoors too far indoors! The home is currently leased and has a tenant. The property could make for a great continued rental property if that is what you are looking for!

Listing Courtesy of Parker Properties Real Estate

13 Active • *New, Active: 5/31/2025* *MLS ID: 20951262*

500 E Sherman St	Single Family	4/2	1,966 sq ft	17,424	1984	5/31/2025	$273,999	$139

This four bed, two bath brick beauty in Chico combines timeless character with modern updates-ideal for anyone seeking a peaceful lifestyle without sacrificing comfort. Renovated in 2024, the home includes two additional rooms and a bathroom from its original floor plan. A sleek black wood burning fireplace anchors the oversized living room-truly the heart and design statement of the home. The kitchen is the epitome of an elegant cooking space with bright white cabinetry, white quartz countertops and stainless steel appliances. Adjacent to the kitchen, is the dining room, a perfect space for gathering with loved ones or entertaining family and friends. Flooring installed in 2024 throughout the home ties together each space beautifully. Outside, a covered concrete porch overlooks a large yard with endless potential-a playspace for kids, sanctuary for pets or where the neighbors will gather to taste your famous BBQ. In addition to the interior upgrades, a 30 year asphalt composition roof was installed in 2024 to provide long lasting protection from the elements. Situated on a lot just under half an acre and within walking distance to Dollar General, this home blends convenience with the relaxed pace of small town living. Some homes aren't just lived in-they are passed down in stories, in moments, and in memories. This home has the heart to become a part of your family's legacy. Come see if it is the start of something you never knew you were dreaming of.

Listing Courtesy of Parker Properties Real Estate

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New Listings: 22 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.

14 Active • *New, Active: 6/19/2025* *MLS ID: 20975264*

175 Flint Ln	Single Family	4/3	2,326 sq ft	108,900	2025	6/19/2025	$600,000	$258

This stunning custom home just North of Lake Bridgeport offers the perfect blend of peace, privacy, and high-end finishes. Nestled on 2.5 wooded acres with a seasonal creek running the entire back property line. Located in a scenic acreage community with space between neighbors, youâ??ll enjoy quiet country living while still being close to modern conveniences. This spacious 2,326 sq ft home was thoughtfully designed with an open layout, oversized wrap-around porches, and a 3-car oversized attached carport. Built with efficiency in mind, the home features full foam encapsulation for top-tier energy savings. Inside, the home showcases custom white oak cabinetry, granite countertops, and wood-look tile plank flooring throughout. The luxurious master suite offers a walk-in shower, free-standing soaking tub, and his-and-hers vanities. The secondary bath also features a double vanity, and thereâ??s an additional full bath upstairs with a bonus room for guests or kids. Additional highlights include: Large walk-in closets, Open-concept kitchen and living spaces, Gorgeous natural views from every room. Private water well. Whether you're looking to relax on your porch, explore your wooded backyard, or take a quick drive to the lake, this home is built for enjoying the best of North Texas living. Donâ??t miss your chance to own your very own piece of paradise! Watch the beautiful and natural wildlife right outside your window. This home is more than just new construction; it's a place where modern amenities meet the tranquility of nature. It's your Home! Easy access to Hwy 287, Hwy 114, and Hwy 380.

Listing Courtesy of Real Broker, LLC

15 Active • *New, Active: 6/12/2025* *MLS ID: 20968218*

1401 County Road 1470	Single Family	4/2	2,051 sq ft	87,120	2022	6/12/2025	$499,000	$243

Welcome to this practically brand-new home, perfectly situated on a sprawling 2-acre lot â?? your private oasis with no city taxes, no HOA, and no restrictions! This stunning residence offers 4 spacious bedrooms and 2 luxurious bathrooms, providing ample space for family, guests, or a home office. The heart of the home is a chefâ??s dream: an oversized kitchen featuring expansive granite countertops, a large walk-in pantry, and plenty of space for culinary creations. The open-concept living area is bathed in natural light, with big windows that bring the beauty of the outdoors inside, creating a bright and airy atmosphere perfect for relaxing or entertaining. Host memorable dinners in the generous formal dining room, large enough to accommodate a two-leaf table. When itâ??s time to unwind, retreat to your ownerâ??s suite, a peaceful sanctuary with a spa-like bathroom. Indulge in the modern frameless glass shower or enjoy a soothing soak in the separate soaking tub. Step outside onto the expansive back porch, complete with a charming stone fireplace â?? ideal for outdoor entertaining or quiet evenings under the stars. This move-in-ready home combines modern comfort with privacy and freedom, making it the perfect place to call your own. Donâ??t miss this exceptional opportunity! Txt keyword ZEAL22 to 88000 for Virtual Tour & more!

Listing Courtesy of Zeal, REALTORS

16 Active • *New, Active: 4/14/2025* *MLS ID: 20903750*

565 County Road 1346	Single Family	4/3	2,420 sq ft	348,044	2003	4/14/2025	$500,000	$207

This property is located in an excellent rural residential area. The property sets on top of a hill with excellent views of the neighboring country side. The residence is a well built Oak Creek Modular Home with a solid foundation. The home has extensive upgrades to the interior and is in excellent condition. The home is very large with 2420 square feet of living area, four bedrooms and three full baths. A large covered porch has been added to one side of the home providing ample space for outdoor family activities. On the other side of the home a large metal carport has been constructed providing space for three vehicles. Attached to the carport there is an enclosed shop building. The property has almost 8 acres of beautiful land with mature oak trees and large grassy open areas, a good water well, gravel drive as the home sets back off the county road. Other amenities could be mentioned but if you are looking for a good home in the country this property deserves a look.

Listing Courtesy of Shanklin Investments

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New Listings: 22 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.

17 Active • *New, Active: 6/12/2025* *MLS ID: 20965281*

114 Ridgeline Dr	Single Family	4/4	2,941 sq ft	53,927	2025	6/12/2025	$879,999	$299

Live the lake life on this 1.24 acre wooded lot on Lake Bridgeport. Choose your finishes to make this new construction home your own! Open floor plan with vaulted ceilings, 4 bedrooms and a bonus room provides plenty of space for family and friends. Relax on the large covered patio while watching deer stroll through the expansive back yard. Gated community includes private boat ramp, pool and sports court.

Listing Courtesy of Newfound Real Estate

18 Active • *New, Active: 6/10/2025* *MLS ID: 20965471*

198 Woodlands Ln	Single Family	3/2	2,397 sq ft	108,900	2025	6/10/2025	$585,000	$244

Experience modern country living in this custom-built 3-bedroom, 2-bathroom home, perfectly positioned on 2.5 wooded acres in the peaceful Lone Indian Ranch community. The home has a great floor plan with a large upstairs bonus room. The home offers plenty of flexible space for work, play, or guests. The open concept living and kitchen area is ideal for everyday living and entertaining, complete with a cozy fireplace and plenty of natural light. The kitchen is designed for both function and style, opening seamlessly into the main living area to keep everyone connected. The private master suite features a unique flex space, perfect for a reading nook, study, nursery, or relaxing daybed. Built with efficiency and comfort in mind, this home is fully insulated with spray foam throughout, helping maintain year-round comfort and lower energy bills. Quality craftsmanship and thoughtful details are found throughout the interior. Step outside to enjoy the expansive wraparound porch makes it an ideal spot to take in the quiet of the countryside, sip your morning coffee, or relax after a long day. With 2.5 acres of mature trees surrounding you, there's room to roam, garden, or simply enjoy the privacy and views. Watch the beautiful and natural wildlife right outside your window. This home is more than just new construction; it's a place where modern amenities meet the tranquility of nature. This is your Home! Easy access to Hwy 287, Hwy 114, and Hwy 380. Just North of Lake Bridgeport.

Listing Courtesy of Real Broker, LLC

19 Active • *New, Active: 4/6/2025* *MLS ID: 20894895*

134 Private Road 1989	Single Family	3/2	1,308 sq ft	435,600	1986	4/6/2025	$375,000	$287

Outside city limits with 10 acres and fully fenced! Bring your horses or other livestock. Barn has stalls and has electric to barn and one shed. There is an additional shed with no electric. The property is on the corner, and it is on a dead-end street. Trane HVAC. Home has three bedrooms and two baths and an attached three car carport. With a little bit of TLC. This could be a gem! Property is on septic and co-electric. Property is to be sold AS-IS. Verify all information. Cash offers must include POF. Corporate offers must include Corporate Resolution reflecting authorized signer. Buyer(s) to verify Sq. Ft. of lot & structure. This Property was previously financed by a mortgage loan that was insured by the U.S. Department of Housing & Urban Development (â?? HUDâ?).

Listing Courtesy of Ready Real Estate

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New Listings: 22 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.

20 Active • *New, Active: 5/22/2025* *MLS ID: 20945348*

9199 Fm 1810	Single Family	6/6	7,140 sq ft	1,830,826	2016	5/22/2025	$2,184,000	$306

Large and expansive country estate with essentially 2 residences under 1 big roof. Located less than 1 hour north of downtown Fort Worth, this dream property is the perfect balance of peaceful rural living with no shortage of room to roam in a custom home loaded with extras. A classic stone ranch house with multiple covered porches and an elaborate pool and backyard area for entertaining. The main house features 6 large bedrooms and 4 full baths with an open layout from the kitchen to living room and large dining area. Appliances and the finish out features like a bar and wine rack are what you might expect for such a fine home. Upstairs is a large game room and a theatre room. There is a 6 ft wide hallway connecting the second living space with its own master bed and bath on the lower floor and second bedroom with a bath and loft upstairs. The high vaulted ceilings in the living area wouldn't be what you'd expect in a second living quarters. The back yard with a full outdoor kitchen pulls it all back together with a large pool and plenty of open space. Adjoining the backyard is a large dog run that can double as a small turnout for horses. A short distance behind the house is a 50 ft by 50 ft insulated shop with 2 large doors. The open space would be perfect for an RV, boat, tractor, or any other equipment you're needing to keep covered and don't want in your 5-car garage at the main residence. Being 42 acres in size, the rolling terrain with oaks, mesquite, cedars, and a variety of other tree species make the overall size seem much larger when wandering around. With this hill country feel, abundant wildlife frequent the property allowing for good hunting opportunities. For such outdoor enthusiasts, the property is in close proximity to the local attraction of lake Bridgeport where boating and fishing are always an option. Showing by appointment only.

Listing Courtesy of Post Oak Realty- West

21 Active • *New, Active: 5/15/2025* *MLS ID: 20937434*

142 Betty Dr	Single Family	3/2	1,729 sq ft	14,810	1997	5/15/2025	$865,000	$500

Perched at one of Lake BridgeportÂ´s highest elevations, this exquisite 3-bedroom, 2-bathroom home delivers stunning lake views free from HOA restrictions. Spanning 1,729 sq.ft. this residence seamlessly blends comfort with an open-concept layout with soaring vaulted ceilings, and high-end finishes. The gourmet kitchen boasts a gas stove, standalone ice maker, premium appliances, and a spacious island perfect for entertaining. The second-floor primary suite offers a tranquil retreat with lake vistas and direct access to a picturesque back patio. Outside, a 1,000+ sq. ft. covered patio features a new outdoor kitchen. Bar seating and panoramic lake views make it ideal for gatherings and sunsets. A private motorized boat dock includes a lift for a 25-foot boat and a personal watercraft lift.

Listing Courtesy of Beycome Brokerage Realty LLC

22 Active • *New, Active: 4/16/2025* *MLS ID: 20904773*

455 County Road 1742	Single Family	4/3	2,163 sq ft	22,041	2022	4/16/2025	$1,095,000	$506

Welcome to your dream lake retreat in the highly sought-after Three Fingers Coves community on the north end of Lake Bridgeport. This beautifully maintained, like-new home offers the perfect balance of comfort, functionality, and scenic tranquility. Enjoy peaceful waterfront views from the expansive, covered back porch, overlooking a mature tree-lined, half-acre lot with 136 feet of private shoreline. Whether you're relaxing or entertaining, this outdoor space sets the tone for lakeside living. The property includes a newly built dock with a covered single boat slip and a 6,000 lb liftâ??ready for all your lake adventures. Step inside to an open-concept layout designed for effortless living and entertaining. The spacious kitchen, dining, and living areas flow seamlessly together, while four comfortable bedrooms offer plenty of space for family and guests. Built by Hedgefield Homes of Fort Worth, the home was constructed with exceptional quality and fully documented attention to detail. Additional features include: House is built fully out of the FEMA 100-year flood zone elevation, no flood insurance required. Large, paved driveway leading to a 2-car, insulated garage. A 3,000-gallon water storage tank and advanced filtration system, with the flexibility to either use bulk freshwater delivery or draw and treat water directly from the lake. A separate irrigation system that sources water from the lake for yard maintenance. Option to purchase the home mostly furnished for a turnkey experience. Meticulously maintained by the original owner. This is a rare opportunity to own a pristine lakefront home in a quiet, established neighborhood. Showings and introductory calls are available at your convenienceâ??just reach out to schedule a visit

Listing Courtesy of My Castle Realty

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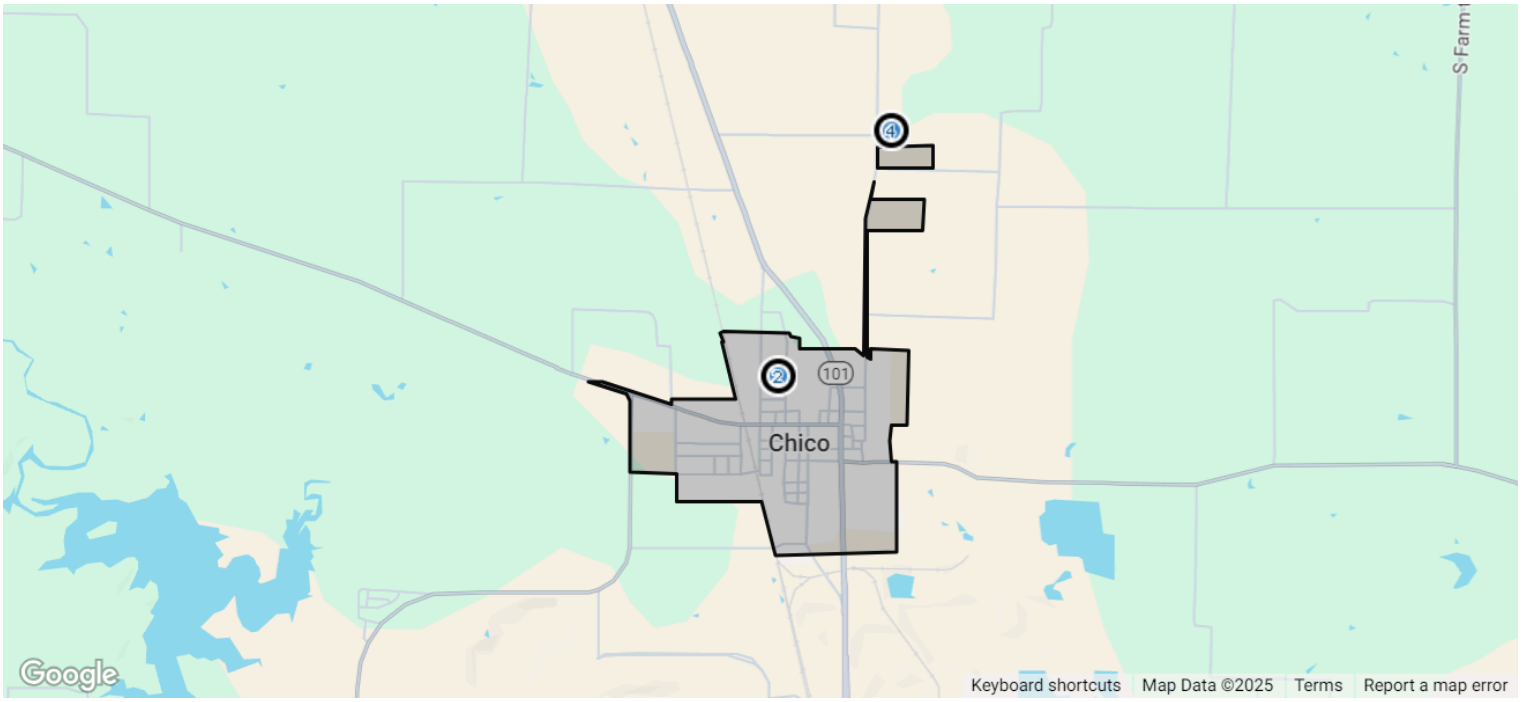

Pending: 5

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.

1 Pending • *Pending as of 6/19/2025* *MLS ID: 20967995*

149 Betty Dr	Single Family	7/4	3,519 sq ft	41,120	6/12/2025	$1,500,000	6/19/2025	$426

Magnificent get away from it all LAKEFRONT BEAUTY on the North end of Beautiful Lake Bridgeport. Plenty of room for family and friends in this elegant stone home with 7 bedrooms and 4 full baths, huge open family room and kitchen and ample dining room graced by a beautiful chandelier. All rooms share a view of the lake in this well designed home. Venture out to the inviting massive covered deck or on down to to cozy stone patio for entertainment or just chilling with friends or a good book. Kids and pets will enjoy the large grassed side yard while you enjoy the spectacular views from the patio, outdoor fireplace and lakeside fire pit. The covered dock completes the package and provides hours of lake fun with 2 boat stalls (one is converted swim deck). Everything to enjoy about this impeccable property. Plan a visit today and make this summer one to remember!

Listing Courtesy of C-21 SUE ANN DENTON, BRIDGEPORT

2 Pending • *Pending as of 6/10/2025* *MLS ID: 20878861*

306 Pecan St	Single Family	3/2	1,728 sq ft	18,730	3/21/2025	$73,000	6/10/2025	$42

Unlock the potential of this spacious double-wide mobile home, strategically located in the thriving heart of Chico. This property is a great choice for investors looking for a renovation opportunity!Surrounded by stunning, mature oak trees, this home is not just a residenceâ??it's a canvas for your vision. The generous layout offers ample space for reimagining interiors, while the two-car carport and large shed provide practical storage solutions that enhance functionality.The expansive yard boasts significant frontage along the road, providing excellent visibility and accessibilityâ??perfect for potential expansion or landscaping to increase property value. This prime location is ideal for creating an attractive rental or resale property. All information is deemed reliable, buyer and buyers agent are responsible to verify all information including but not limited to lot dimensions, easements, school district and subdivision restrictions.

Listing Courtesy of Parker Properties Real Estate

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Pending: 5 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.

3 Pending *Pending as of 5/30/2025* *MLS ID: 20759524*

145 Three Forks Xing	Single Family	4/4	3,609 sq ft	43,952	10/21/2024	$1,280,000	5/30/2025	$355

Nestled on the serene shores of a picturesque lake, 145 Three Forks Crossing offers an unparalleled blend of natural beauty, luxurious living, and ultimate privacy. This spectacular 4-bedroom, 4-bathroom waterfront property is a true Texas gem, ideal for those seeking a peaceful retreat or a year-round family home. Located in the charming town of Chico, Texas, this home combines modern elegance with the tranquility of lakeside living. The home boasts over 161 feet of pristine lakefront, providing breathtaking views from nearly every room. The tranquil waters offer the perfect setting for water activities, fishing, or simply enjoying the view. The open-concept floor plan is designed for both comfort and style. The expansive living room features large windows that flood the space with natural light and provide panoramic lake views. A beautiful stone fireplace creates a cozy atmosphere, perfect for relaxing evenings. The gourmet kitchen is a chefâ??s dream, equipped with high-end stainless steel appliances, custom cabinetry, granite countertops, and a large center island for meal prep or casual dining. A spacious walk-in pantry offers ample storage, while the adjacent dining area is perfect for entertaining family and friends. Set on a quiet, tree-lined 1 acre lot, this property offers both seclusion and convenience. Enjoy the serenity of lakeside living while being just a short drive from downtown Chico and nearby amenities. Welcome to the lake!

Listing Courtesy of KELLER WILLIAMS REALTY

4 Pending *Pending as of 6/17/2025* *MLS ID: 20932426*

799 County Road 1550	Single Family	3/2	1,788 sq ft	435,600	5/10/2025	$509,000	6/17/2025	$285

Brown brick ranch house sets back from road.

Listing Courtesy of Listing Spark

5 Pending *Pending as of 6/6/2025* *MLS ID: 20858424*

121 County Road 1348	Single Family	5/4	2,825 sq ft	398,922	3/31/2025	$795,000	6/6/2025	$281

Mini-Ranch Paradise on just over 9 acres! Fresh White paint thru-out this lovely Farmhouse! Gorgeous White wood cabinets in this kitchen Brightens this amazing gathering room! Enjoy your own private Small Ranch, close to it all! Desirable Lake Bridgeport is only 15 minutes away (see map in photos). This peaceful peace of heaven, features a 5 Bedrooms storybook farmhouse situated perfectly on 9.158 acres in the heart of Wise County. Two primary suites, one up and one down! 2 bedrooms downstairs and 3 bedrooms up. 2nd Bedroom down could be a private office or work out room. Beautiful stone exterior and bay windows, wrap around porch, built in refrigerator, double ovens, wood trim, crown molding, vaulted ceilings, ceiling fans, stone fireplace, loads of character, heavily treed, park-like backyard with flagstone sidewalks, gazebo, arched bridge & koi pond (needs work) with waterfall! Primary bath on first level has built-in cabinets and makeup desk, dual sinks, free standing decorative tub and separate shower. Large exterior metal building or workshop, has electric and water to the exterior and is approx. 50 X 32 plus 4+ Car detached garage (can accommodate many vehicles). Additional square footage is available in the back of this building for a possible apartment that could be finished-out on the back of shop, for additional income potential. Ex. AirBnB or VRBO. Pool, HotTub and Koi Pond-Waterfall are sold AS IS. The uses for this property and metal building have endless possibilities for business and personal use! Check with local and city ordinances for uses, accordingly. An additional 19 acres maybe available to purchase. ***Please text listing agent for more details***

Listing Courtesy of Luxury Home, REALTORS

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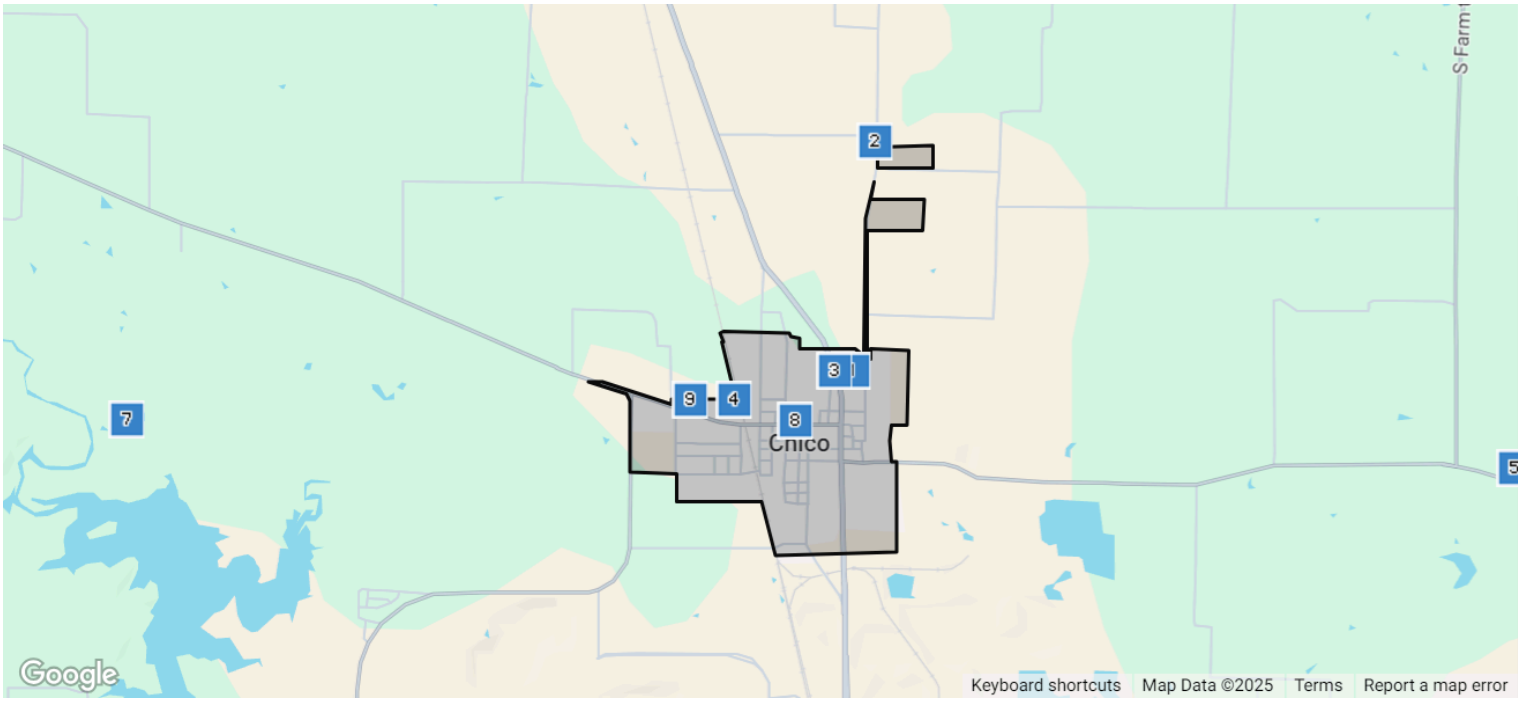
Market Activity Report

Chico, Texas



Closed: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
1 Closed • *Sold Date: 4/24/2025, MLS Listing 20835372: 2/6/2025* *MLS ID: 20835372*								
405 Mockingbird Ln	Single Family	3/2	1,596 sq ft	21,170	1955	4/24/2025	$260,000	$163

Step into the perfect blend of classic charm and modern elegance with this beautifully updated home in the heart of Chico! Every detail has been thoughtfully designed to offer both comfort, style & craftsmanship, making this a truly special place to call home. All new Electrical system along with all wiring, brand new kitchen, luxurious bathrooms & the ORIGINAL hardwood floors to top it all off! As you enter, youâ??ll be welcomed by a bright, open-concept layout that seamlessly connects the living, dining, and kitchen areasâ??perfect for hosting gatherings and creating lasting memories. The kitchen shines with stunning quartz countertops, complemented by sleek, newly installed ceramic tile flooring. Original hardwood floors and rich wood paneling have been meticulously refinished, preserving the homeâ??s timeless character while adding warmth and charm. A wall of windows in the dining area pours natural light into the home, accentuating the stylish modern fixtures and hardware updates throughout. But donâ??t stop thereâ??step outside and be amazed by the expansive backyard! This outdoor oasis offers endless possibilities, whether you envision entertaining guests, starting a garden, or simply unwinding in a peaceful setting. The inviting front and back porches provide the perfect spots to relax and enjoy the beauty of every season. Located just steps from Chicoâ??s historic downtown square, youâ??ll have easy access to charming boutiques, local dining, and vibrant community events. Plus, with Fort Worth just a short drive away, you can enjoy the best of both worldsâ??small-town serenity with big-city convenience nearby. This is more than just a houseâ??itâ??s a place to call home. Donâ??t miss your chance to own this stunning property! Schedule a showing today and experience all that this home has to offer!

Courtesy of SWRE,INC

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Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.

2 Closed • *Sold Date: 6/6/2025, MLS Listing 20652524: 7/15/2024* *MLS ID: 20652524*

830 County Road 1550	Single Family	3/2	1,862 sq ft	81,457	1968	6/6/2025	$335,000	$180

Bring the kids! Bring the chickens! This tranquil 3bedroom 2 bath brick on 2 acres has room for everyone! Backyard is shaded with mature trees, while surrounded by plenty of open space to have a garden, pool or even build another home. Interior has huge eat in kitchen, walk in pantry and a nice open living floorplan with tile and solid surface flooring, new roof in 2023. If freedom is what you're looking for this could be your oasis. Outside city limits, NO HOA, NO water bill, Low electric bills, private water well, septic system and added insulation in roof. Separate 2 car garage with shop, 2 outbuildings with electricity, 2 complete RV hookups, 5th wheel is presently hooked up to one and stays with property. Needs work. The location is just close enough to everything, yet far enough to truly embrace the country life. Lake Bridgeport 7 miles, Decatur 11 miles, Bridgeport 7 miles and Alvord 6 miles. All information to be verified by buyers agent and buyer.

Courtesy of Attorney Broker Services

3 Closed • *Sold Date: 6/10/2025, MLS Listing 20780759: 12/5/2024* *MLS ID: 20780759*

301 Mockingbird Ln	Single Family	3/2	1,475 sq ft	17,424	1961	6/10/2025	$230,000	$156

BEAUTIFULLY UPDATED HOME IN A GREAT LOCATION!! This beautifully updated home sits on almost half an acre in a prime location! Enjoy the charm of original hardwood floors throughout and abundant natural sunlight in every room. The kitchen has been tastefully remodeled to include new appliances and sleek quartz countertops. Both bathrooms have also been updated, enhancing the home's modern appeal. Plenty of storage options are available within the home, which is situated on a large fenced corner lot. An additional adjoining lot is available for purchase, perfect for expanding your outdoor space for entertainment and activities.This property is a must-see for anyone looking to make a delightful house their new home. Please confirm all measurements and details are correct

Courtesy of The Property Shop

4 Closed • *Sold Date: 6/6/2025, MLS Listing 20846114: 2/16/2025* *MLS ID: 20846114*

604 W Sherman St	Single Family	3/2	1,678 sq ft	27,399	1965	6/6/2025	$215,000	$128

This impressive property in Chico, TX features three bedrooms and two bathrooms, providing comfortable living spaces for you and your family. The large kitchen with granite countertops and ample cabinets is perfect for culinary enthusiasts, while the two living rooms offer flexibility for various activities. The recently installed roof adds peace of mind, and the spacious backyard deck is ideal for outdoor relaxation. With a two-car garage and a welcoming foyer, this home has everything you need for comfortable living in a charming Texas setting.

Courtesy of INC Realty, LLC

5 Closed • *Sold Date: 6/13/2025, MLS Listing 20896918: 4/8/2025* *MLS ID: 20896918*

4463 Fm 1810	Single Family	3/2	1,718 sq ft	87,120	1946	6/13/2025	$263,000	$153

This country home with 3 bedrooms and 2 baths sits on 2 acres surrounded with large pecan trees. The large primary suite has a gas fireplace and large walk in closet. It features a large walk in shower and vessel sink. The other two bedrooms are split and the front bedroom still has beautiful original wood floors. The utility room has a mud room-folding area with a granite counter that opens to the washer and dryer area with plumbing for a sink if you wish. The gorgeous kitchen features butcher block countertops, stainless steel appliances, gas-electric connections, under cabinet lighting, walk in pantry, and open shelving with a breakfast bar. The living room has a wall heater with thermostat and fan and a coat closet. Updates include: new electrical panel, new gas plumbing, new lateral lines added to septic, hot water heater in 19, AC in primary in 23, gas fire place in 24, roof in 21, new windows and siding in 24. Complete with perimeter fencing, 2 car carport, pad for RV parking with electric and septic connections and a 16x36 shop with electricity and some raw plumbing fixtures. Perimeter field fencing should be completed by late-April.

Courtesy of C-21 SUE ANN DENTON, BRIDGEPORT

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Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.

6 Closed • *Leased Date: 5/22/2025, MLS Listing 20899734: 4/10/2025* *MLS ID: 20899734*

415 County Road 1661	Single Family	3/2	2,980 sq ft	1,867,286	2000	5/22/2025	$2,900 mo.	$1

Discover the ultimate in privacy and peaceful country living on this oak-studded, 20-acre property with open vistas and room to roam. Ideal for livestock lovers or anyone who loves being surrounded by nature, woods and wildlife! Nestled at the end of a 500-yard gravel driveway, this home offers a welcoming escape from the business of the day. Property Features: -Open Concept living area connected to the kitchen. -Spacious living area with an adjacent formal dining room -Downstairs Master Suite with private bathroom and private deck through French doors -Split floorplan with two additional bedrooms downstairs on the opposite side of house. -Upstairs Loft 4th Bedroom or bonus room offers flexible sleeping or office space -2 full bathrooms -Modern Amenities include stainless steel refrigerator, microwave, electric cooktop, central AC and Heat -10x10â?? storage shed with electricity plus a 6â??x6â?? storage shed This listing includes the house along with the use of the surrounding 20 acres of wooded terrain for you to explore, hike and enjoy the peace and quiet. Want to bring your beloved horses, cows or other livestock? Great! Weâ??ve got a great space for them to nestle in and feel right at home.

Courtesy of All County Property Mgmt Group

7 Closed • *Sold Date: 6/6/2025, MLS Listing 20833496: 2/20/2025* *MLS ID: 20833496*

150 Private Road 1758	Single Family	4/3	1,983 sq ft	69,696	2023	6/6/2025	$380,000	$192

Back on the market and priced to sell fast! Indulge in the allure of this new construction gem in Chico, TX, where modern comfort meets the charm of country living. This 4-bed, 3-bath retreat features a kitchen adorned with quartz countertops and stainless-steel appliances, set against ceramic plank flooring that enhances elegance. The open floor plan and seamless finishes with neutral tones, creating a serene ambiance. Step onto the front porch patio to relish the fresh air and panoramic views, with a pond just steps away from your front yard. Secluded living meets harmoniously designed home, offering the perfect blend of tranquility and sophistication.

Courtesy of Elite Real Estate Texas

8 Closed • *Sold Date: 4/8/2025, MLS Listing 20759596: 10/22/2024* *MLS ID: 20759596*

204 W Jacksboro St	Single Family	3/2	2,035 sq ft	56,628	1957	4/8/2025	$175,000	$86

RARE investment opportunity!! This commercial and residential property is situated right next to Chico downtown square on a sprawling 1.5-acre lot, this 2,035 square foot property offers endless opportunities. With over 25 windows, this home is filled with natural light, creating a bright and airy atmosphere. Featuring special touches such as a gas fireplace, updated bathroom, and built-in wall cabinets in the dining area. The property is needing an investor to come in and bring out the full potential. Calling all investors to seize this opportunity and transform this property into a lucrative venture! SOLD AS IS

Courtesy of Fathom Realty, LLC

9 Closed • *Sold Date: 4/22/2025, MLS Listing 20875129: 3/20/2025* *MLS ID: 20875129*

1003 W Sherman St	Single Family	3/3	1,905 sq ft	36,590	1976	4/22/2025	$250,000	$131

This charming brick rancher in Chico, TX, offers 3 bedrooms, 2.5 bathrooms, and over 1,900 sq. ft. of well-designed living space. Freshly painted and featuring new granite countertops, LVP flooring, and carpet, this home is move-in ready. The open-concept layout includes a large kitchen with plenty of counter space, stainless steel appliances, and a cozy fireplace in the living area. The extra-large lot is surrounded by beautiful old-growth trees and includes a 12â??x8â?? storage shed for added convenience. Enjoy the back patio for outdoor relaxation and the two-car garage for ample storage. Conveniently located near US-380, this home provides easy access to Lake Bridgeport, perfect for boating and fishing, and Wise County Park for hiking and picnics. Chicoâ??s small-town charm is complemented by nearby Decaturâ??s shopping and dining options just a short drive away. Donâ??t miss the opportunity to own this peaceful retreat with modern upgradesâ??schedule your showing today!

Courtesy of EXP REALTY

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Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.

10 Closed • *Sold Date: 4/22/2025, MLS Listing 20755837: 10/24/2024* *MLS ID: 20755837*

203 Private Road 1738	Single Family	4/4	3,954 sq ft	35,719	2003	4/22/2025	$1,007,500	$255

Beautiful waterfront residence on Lake Bridgeport! With 189ft of deep water frontage, there are endless opportunities for lakeside living. Enter through a grand two-story foyer that opens into a light-filled living room, featuring expansive windows overlooking the lake. The built-in library, complete with a ladder, and a striking see through fireplace add character and warmth to the space. The gourmet kitchen is well equipped with center island, commercial grade double oven, walk-in pantry, wet bar, and gorgeous quartz countertops. The primary suite, conveniently located on the main level, features a jetted tub, separate shower, custom walk-in closets, and a private door leading to the back patio. Upstairs, two additional bedrooms share a connecting bathroom, while a spacious split second primary bedroom offers a private balcony overlooking the lake. Two generous bonus rooms provide versatile space for guests, media, or a home office. Other amenities include separate laundry room, Culligan water filtration system, and two car garage. Please note, a brand new roof was installed January of 2025. Outside you find a flat, two-tiered lawn that is perfect for outdoor activities and entertaining. The stone retaining walls line the walkways that guide you to the hot tub and then continue on to the boat dock. An additional .24 acre interior lot is included in the sale of this property offering ample space to park your boat or rv as well as a possible future build site. It's hard to beat this location on the water of Lake Bridgeport! This is a must see!

Courtesy of Parker Properties Real Estate

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- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
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