

# Commercial Location Near Busy Intersection

Dickerson Real Estate | 254-485-3621 | pauladonaho@gmail.com



## Property Address

703 E South Loop/US HWY 377  
Stephenville, Texas 76401

## Property Highlights

- Price: \$199,000
- Acres: 1.01
- County: Erath
- State: Texas
- Closest City: Stephenville
- Property Type: Commercial Property

## Property Description

**Fantastic commercial location near other large businesses!** Property is located where there is a high traffic count and is just 1 block from US 281/US 377 intersection. Seller has placed no value on structure and will remove all contents prior to close. This property is zoned B-2 - additional land available next door. Nearby hotel, restaurants, car dealership, and many more businesses. Great commercial opportunity in this rapidly growing town of Stephenville, TX. **For additional information contact Paula Donaho at 254-485-3621.**

### Location

- US Hwy 377
- Near Intersection of US Hwy 281 & US Hwy 377
- Near Hotel, Restaurants, Car Dealership, & More
- 1 ½ hours to DFW Airport
- 30 Miles to I-20

### Property Features

- Prime Commercial Frontage
- High Traffic Count
- Additional Land Available

### Zoning

- B-2 (Retail & Commercial Businesses)

### Utilities

- City Water, Sewer, & Trash

## Driving Directions

Near intersection of US 377 and US 281. See sign on north side of US 377 next to motel.



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More details at  
[landsoftexas.com/listing/2381718](http://landsoftexas.com/listing/2381718)



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USS281

US 377

Google earth

1995

Imagery Date: 12/2/2013 32°12'56.06" N 98°11'19.06" W elev 1304 ft eye alt 1764 ft

Commercial - Customer Full

MLS#: 12123963    **Active**    [703 E South LOOP E](#)    Stephenville    76401-5313    LP:    \$199,000



Category:	Commercial	Type:	COM-Sale	Orig LP:	\$210,000
Area:	78/6			Low:	
Subdv:	City Add			\$/Gr SqFt:	\$187.03
County:	Erath	Lake Name:			
Parcel ID:	R000029786	Plan Dvlpmnt:			
Lot: 1B	Block: 75	Legal:	ACRES: 1.014	S2600 CITY ADDITI	
Multi Prcl:		MUD Dst: No		Unexempt Taxes:	\$2,306

Building SqFt:	1,064 / Tax	Yr Built:	1950 / Preowned		
Gross SqFt:	1,064	Zoning:	B-2	#Units:	1
Lot SqFt:	44,160 / Tax	Multiple Zoning:	No	Stories:	1
Acres:	1.014	Lot Dimen:		Will Subdiv:	No

Business Name:		Min Lease Rate(SF/MO):		Max Lease Rate(SF/MO):	
Gross Income:	\$0	Leasable SqFt:	0	Average Monthly Lease:	
Net Income:	\$0	Leasable Spaces:		Spaces Leased:	
Annual Expenses:	\$0	Lease Expiration Date:		Occupancy Rate:	
Income/Expense Src:					

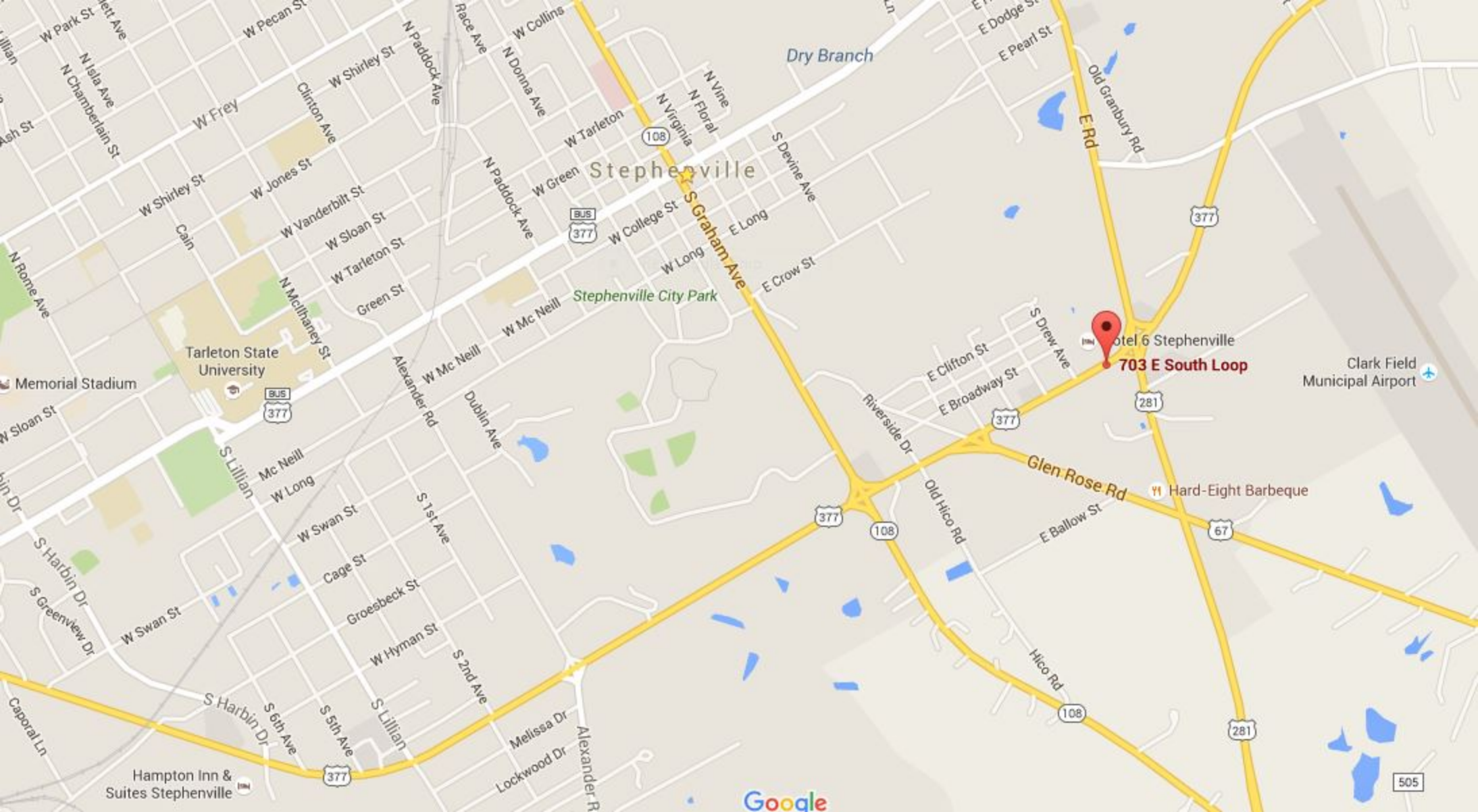
Building Use:	Other	Alarm/Security Type:	
Inclusions:	Land & Improvements	Ceiling Height/Type:	Other
Lot Size/Acreage:	1 Acre to 2.99 Acres	Flooring:	Carpet, Vinyl
Topography:	Level	Heating/Cooling:	No Air, No Heat
Road Frontage Desc:	U.S. Highway	Green Features:	
Foundation:	Pier & Beam	Green Certification:	
Construction:	Wood	Tenant Pays:	
Roof:	Composition	Owner Pays:	
Walls:	Paneling	Tot Annual Exp Inc:	
Street/Utilities:	City Sewer, City Water	Special Notes:	
Property Association:		Possession:	Closing/Funding
Parking/Garage:	Open		
Features:	Other		

Property Description: Stephenville, Texas is growing.. Fantastic commercial location, high traffic count and just 1 block from US 281 and US 377 intersection. This property is zoned B-2. Location, location, get this one while you still can.  
 Public Driving Directions: Near intersection of US 377 and US 281 See sign on north side of US 377. 703 E. South Loop, Stephenville.

List Office Name: Dickerson Real Estate    List Agent Name: PAULA DONAHO

Prepared By: DAVE DICKERSON / Dickerson Real Estate on 2016-10-04 16:51

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Stephenville

Hotel 6 Stephenville  
703 E South Loop

Clark Field  
Municipal Airport

Hard-Eight Barbeque

## STEPHENVILLE ECONOMY

Stephenville has a strong, diversified economic base. Agriculture is the leading industry, contributing approximately \$200,000,000 to the economy, with Erath County in the top 10% in overall agriculture production and ranking #2 in milk production in Texas. The manufacturing industry has increased steadily in importance over the past few years. Six major manufacturing firms (three Fortune 500 companies) now employ more than 1,400 people. Stephenville is the retail trade center for a trade area population of approximately 80,000. Gross sales have increased steadily over the past ten years. Tarleton State University also has a strong influence on the economy of the area. The University has a student enrollment of approximately 11,693.

## ERATH COUNTY POPULATION

Erath County: Stephenville (county seat) , Dublin, Three Way, Morgan Mill, Bluff Dale, Lingleville, Huckabay, Alexander, Selden, Duffau, & Clairette:

<b><u>2015</u></b>	<b><u>2010</u></b>	<b><u>2000</u></b>	<b><u>1990</u></b>
39,658	37,890	33,001	27,991



### Major Area Employers

<b>EDUCATION</b>		
Tarleton State University*	Higher Education	<a href="http://www.tarleton.edu/home/">http://www.tarleton.edu/home/</a>
Ranger College	Higher Education	<a href="http://www.rangercollege.edu/erathcounty/">http://www.rangercollege.edu/erathcounty/</a>
Dental Career Center of Stephenville	Higher Education	<a href="http://www.dccstephenville.com/">http://www.dccstephenville.com/</a>
Stephenville ISD	Education: K-12	<a href="http://www.sville.us/">http://www.sville.us/</a>
<b>MANUFACTURING</b>		
FMC Technologies - Fluid Control	Oilfield Related Products	<a href="http://www.fmc.com/">http://www.fmc.com/</a>
Saint-Gobain Abrasives	Coated Abrasives	<a href="https://www.saint-gobain.com/">https://www.saint-gobain.com/</a>
Schreiber Foods	Cheese Manufacturing	<a href="http://www.schreiberfoods.com/">http://www.schreiberfoods.com/</a>
Tejas Tubular	Oilfield Tubular Products	<a href="http://www.tejastubular.com/">http://www.tejastubular.com/</a>
Fibergrate Composite Structures	Fiberglass Reinforced Products	<a href="http://www.fibergrate.com/">http://www.fibergrate.com/</a>
Norton Abrasives Products & Access.	Abrasive Products	<a href="http://www.nortonconsumer.com/">http://www.nortonconsumer.com/</a>
PAL-CON Ltd.	Gas Turbine Regenerators	<a href="http://www.palconltd.com/">http://www.palconltd.com/</a>
Appleton (EGS Electrical Group)	Metal Processing / Electrical	<a href="http://www.emersonindustrial.com/">http://www.emersonindustrial.com/</a>
Western Dairy Transport	Milk Transport	<a href="http://www.wdtmilk.com/">http://www.wdtmilk.com/</a>
Outlaw Conversions	Horse Trailer Customization	<a href="http://www.outlawconversions.com/">http://www.outlawconversions.com/</a>
<b>MEDICAL</b>		
Texas Health Harris Methodist	Hospital / Medical	<a href="https://www.texashealth.org/stephenville">https://www.texashealth.org/stephenville</a>
Stephenville Medical & Surgical Clinic	Health Care / Medical	<a href="http://smcsc.org/">http://smcsc.org/</a>