

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: \$190,000.00
- Acres: 1.01
- County: Erath
- State: Texas
- Closest City: Stephenville

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 and is near 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 Hotels, Restaurants, Car Dealership, & More
- 1 ½ hours to DFW Airport
- 30 Miles to I-20

Property Features

- 1.014 Acres of Prime Commercial Frontage
- High Traffic Count

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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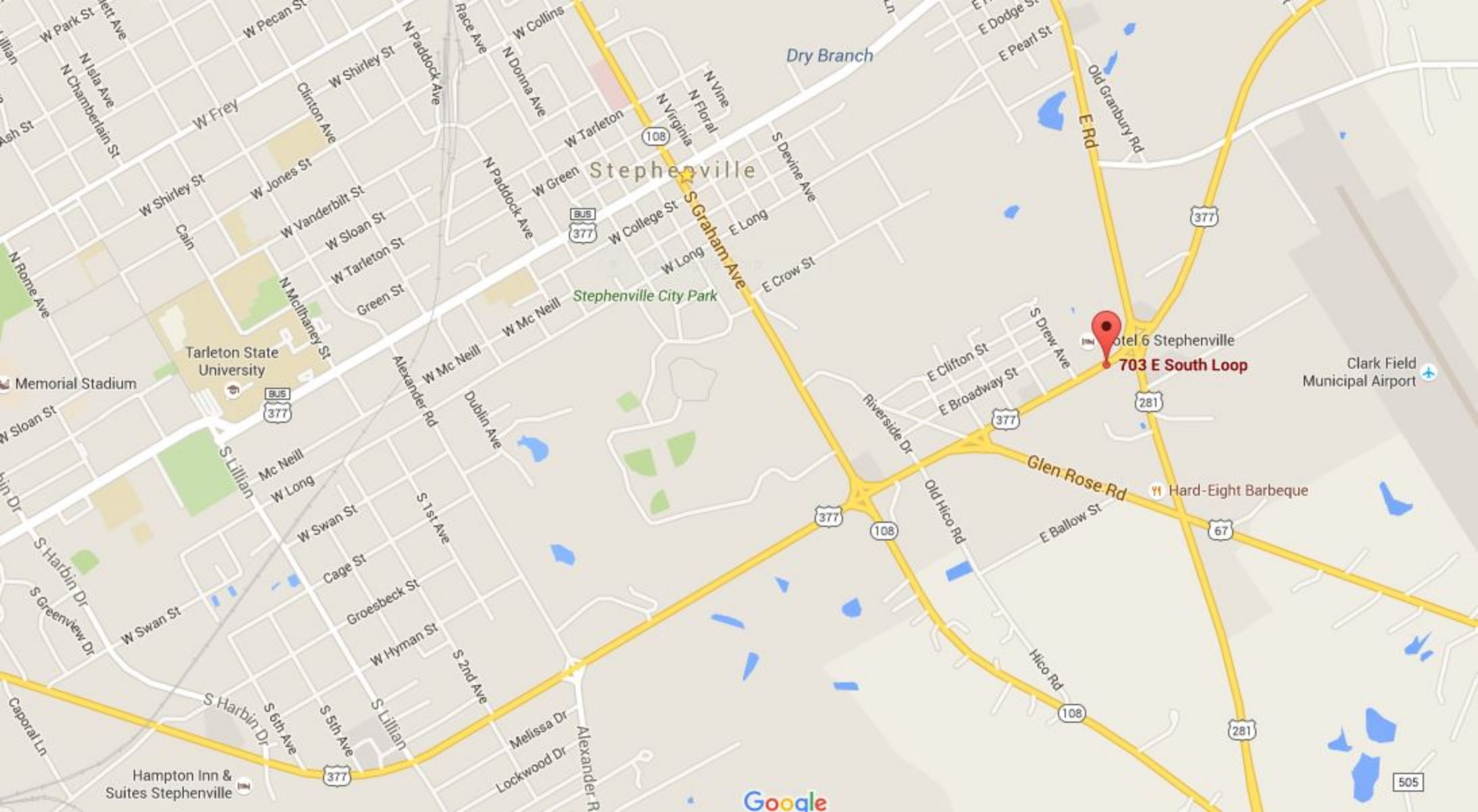
USS281

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



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:

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



Major Area Employers

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