

UNIVERSITY PLAZA

FOR LEASE

STEPHENVILLE, TEXAS

2029-2133 W. WASHINGTON STREET

CHRIS CORBIN

RYAN SMITH



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



TARLETON STATE UNIVERSITY

SITE

TARLETON ST

DALE AVE

HARRIN DR

LILLIAN RD

FREY ST

WASHINGTON ST

PARK DR

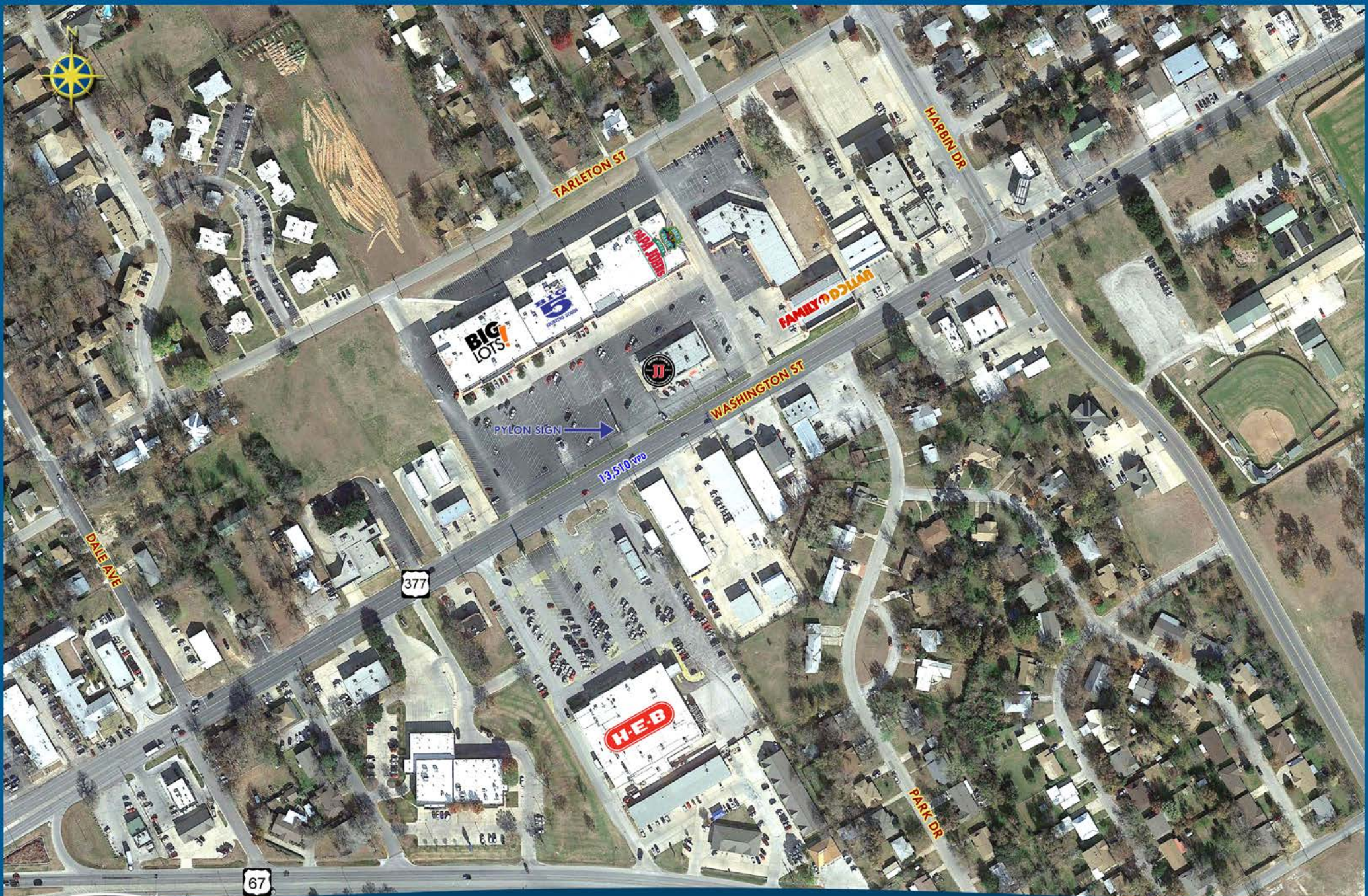
NORTHWEST LOOP

377

67

VENTURE COMMERCIAL 214.378.1212 8235 Douglas Ave, Suite 720 Dallas, TX 75225

US-377 & TARLETON ST STEPHENVILLE, TX



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UNIT	TENANT	SF
100	Family Dollar	10,200
110	Bankok Thai	1,625
115	China Buffet	5,200
120	Jimmy John's	1,300
125	Habanero	1,300
200	7 Day Doughnuts	1,352
215	Castle Nails & Spa	1,721
217	Mi Familia	6,205
218	Stephenville Glass House	1,200
220	Code Western	6,319
2109	Back at the Ranch	6,000
2111	Papa John'S Pizza	1,600
2115	Available	10,482
2133	Big Lots	25,020
2131	Century Nails	1,600
2127	Livingston Hearing Aid	1,600
2125	Big 5 Sporting Goods (Available)	12,000
2121	Available	1,200
2119	Merle Norman	765
2117	Personnel Services	1,200

HIGHLIGHTS

- Tarlton State University 2015 Enrollment - 12,326 Students
- Excellent in-line and end-cap opportunities.
- Pylon/monument visibility from Washington Street.
- Total Leasable Area - 98,022 SF

DEMOGRAPHICS	5 MILE	10 MILE	25 MILE	TRAFFIC COUNTS	
2017 EST POPULATION	24,300	30,471	56,152	SOUTH LOOP 67	17,590 VPD
2017 EST AVG HH INCOME	\$54,623	\$56,022	\$60,520	W. WASHINGTON	13,510 VPD



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities...
A SALES AGENT must be supervised by a broker to perform any services...

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others...
Inform the client of any material information...
Answer the client’s questions...
Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

- AS AGENT OR SUBAGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent...
AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent...
AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties...
Must treat all parties to the transaction impartially...
May, with the parties' written consent, appoint a different license holder...
Must not, unless specifically authorized in writing to do so by the party, disclose...

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services.

Table with 4 columns: Name, License No., Email, Phone. Rows include Venture Commercial Real Estate, LLC and Michael E. Geisler, along with separator lines for Agent's Supervisor's Name and Sales Agent/Associate's Name.

Buyer/Tenant/Seller/Landlord Initials Date