



★ 1481 W SOUTH LOOP,
STEPHENVILLE, TX, 76401

FOR SALE



HIGH-VISIBILITY INVESTMENT OPPORTUNITY

Opportunity to acquire an income-producing retail property positioned along W South Loop in Stephenville, Texas, one of the city's primary commercial corridors with strong daily traffic counts and excellent accessibility. Located near Tarleton State University and surrounded by national retailers, restaurants, and growing residential development, the property offers investors stable in-place income in a steadily expanding market. With prominent frontage, strong visibility, and convenient access to major thoroughfares, 1481 W South Loop presents an attractive opportunity for both long-term hold investors and those seeking value in a thriving regional trade area

BUILDING SIZE

16,640 SF

OCCUPANCY

100%



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1481 W SOUTH LOOP

PROPERTY DETAILS

- 16,640 SF Multi-Tenant Retail Center
- Asking Price: \$2,200,000
- 100% Occupied
- No Near-Term Capital Needs
- Value Add Through Future Rent Growth
- Offered Below Replacement Cost

INVESTMENT HIGHLIGHTS

- Located on Stephenville's primary retail corridor
- Established tenant base with several long-term occupants
- Recent capital improvements completed in 2024
- Opportunity for future rental growth and value creation
- Strong visibility and accessibility along W. South Loop
- Regional trade area serving Stephenville and surrounding communities
- Minutes from Tarleton State University
- Convenient Access and Visibility Along US 377/South Loop

MARKET OVERVIEW

- Home to Tarleton State University, one of the fastest-growing universities in Texas
- Regional retail hub serving Stephenville, Erath County, and surrounding communities
- Over 26,800 residents within a 5-mile radius
- Strong employment base driven by education, healthcare, agriculture, and retail
- Continued population and economic growth

**Financials available upon request*

RETAIL MAP



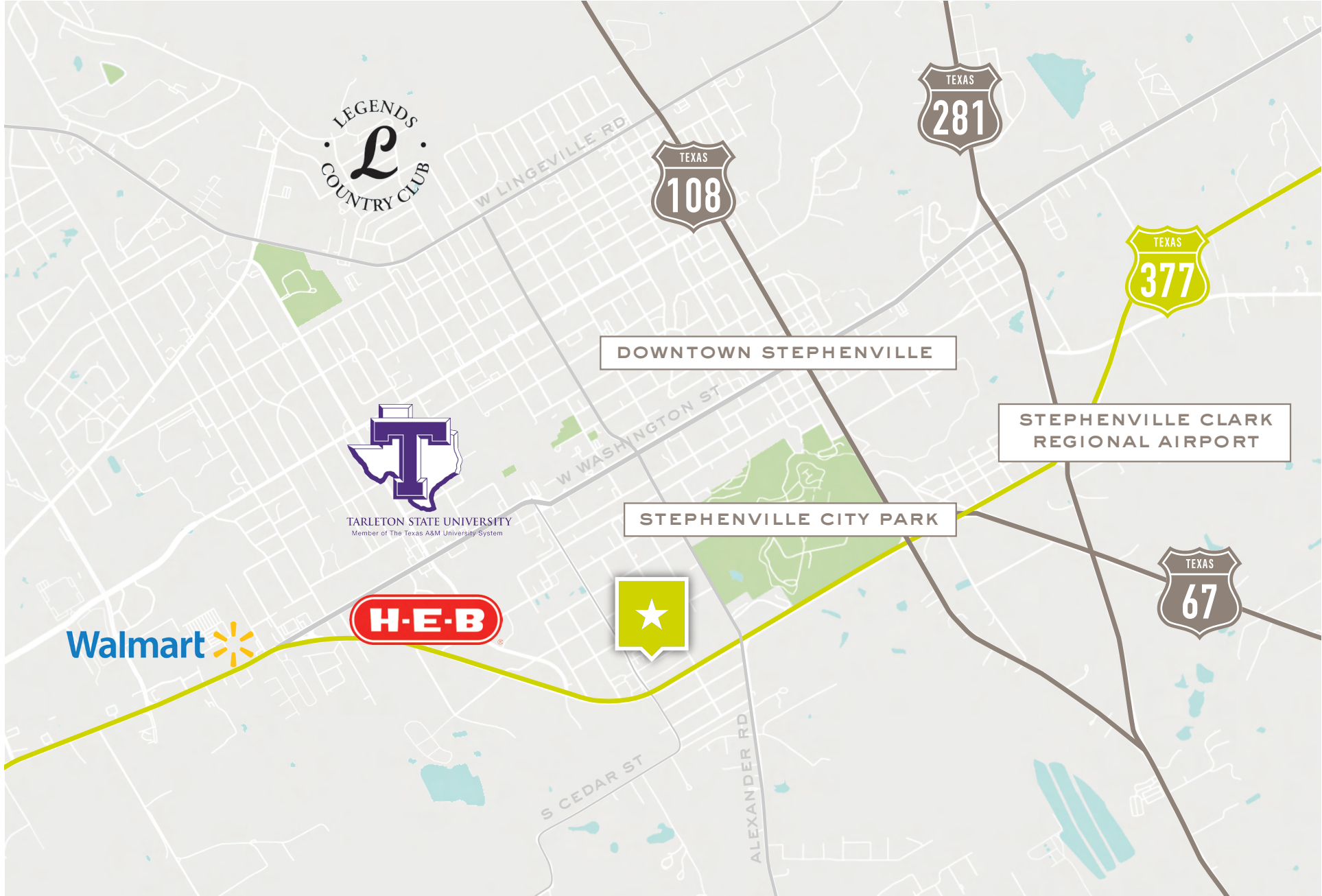
TARLETON STATE UNIVERSITY
Member of The Texas A&M University System

McDonald's

ACE
Hardware



DOWNTOWN STEPHENVILLE ➔





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