

For Lease

UNIVERSITY PLAZA SHOPPING CENTER 2029-2133 West Washington Street Stephenville, TX 76401



OFFERING SUMMARY

Building Size:	97,982 SF
Available SF:	6,159 SF
Major Intersection:	West Washington/S Loop 377

PROPERTY OVERVIEW

This BigLots! & Harbor Freight anchored shopping center is in the retail hub of Stephenville and the Tarleton State University campus with a vibrant mix of retail & restaurant. Located directly adjacent to the newly renovated H-E-B with easy access to West South Loop 377, University Plaza is an easy 0.4 mile walk from student housing and Memorial Stadium.

PROPERTY HIGHLIGHTS

- 6,159 SF End Cap Available
- Newly Renovated Façade
- Resurfaced Parking Lot
- 2-Blocks from Tarleton State University
2022 Enrollment: 14,016 Students
- H-E-B Across the Road has Over 1 Million Visitors per Year



Presented by

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The information contained herein was obtained from sources believed reliable; however, Hudson Peters Commercial LLC makes no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of properties and pricing is submitted subject to errors, omissions, change of price or condition prior to sale or lease or withdrawal without notice. Unless expressly stated otherwise, nothing contained in this message should be construed as a digital or electronic signature, nor is it intended to reflect an intention to make an agreement by electronic means.



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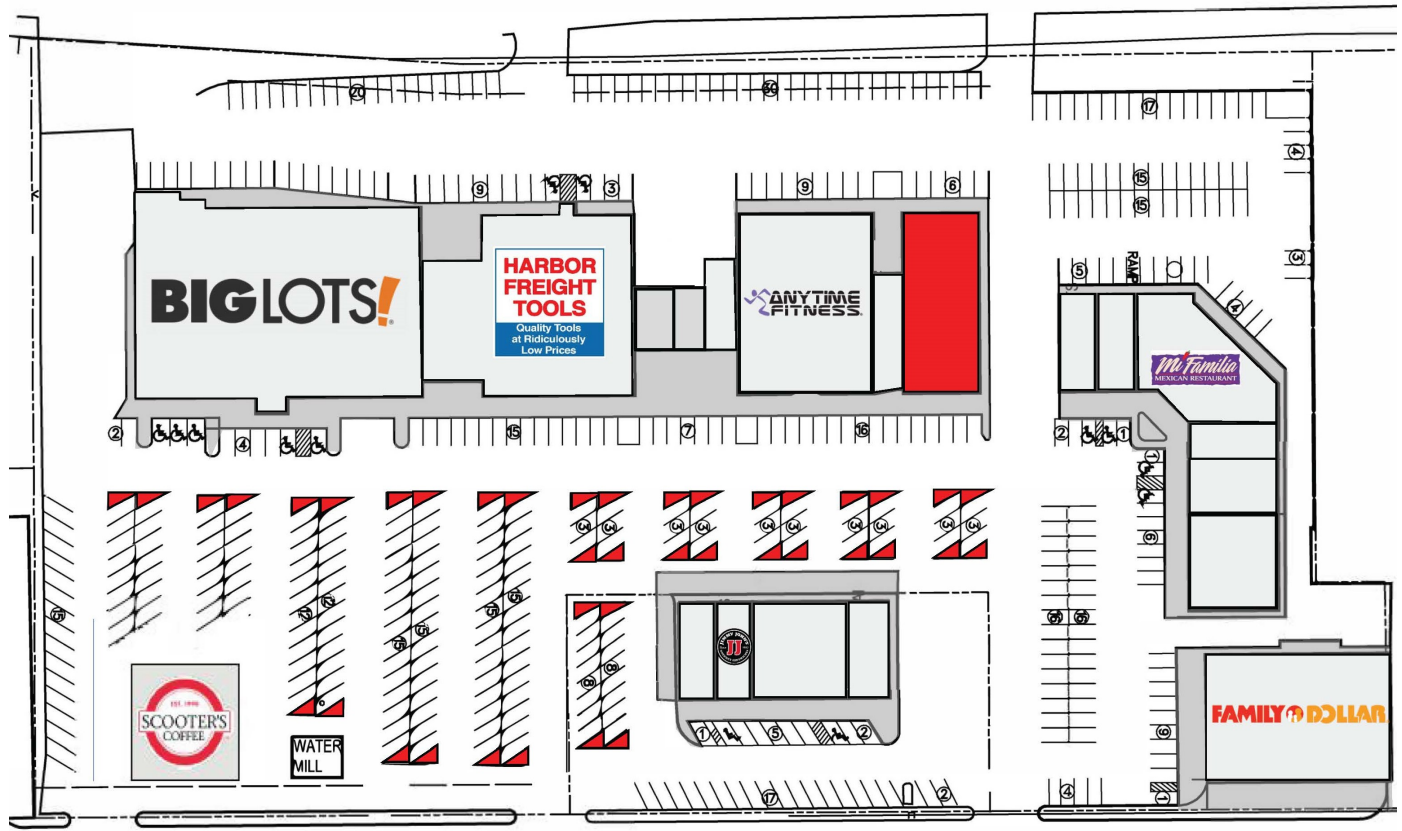
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WEST TARLETON STREET



WEST WASHINGTON STREET

SITE PLAN
NTS



BIG LOTS!	25,050 SF
HARBOR FREIGHT TOOLS	15,400 SF
BEBITAS BARGAINS	1,200 SF
STEPHENVILLE NUTRITION & ENERGY	765 SF
BBG SERVICES	1,232 SF
ANYTIME FITNESS	10,482 SF
LIVINGSTON HEARING	1,600 SF
AVAILABLE	6,159 SF

7 DAY DONUTS	1,352 SF
CENTURY NAIL SALON	1,721 SF
MI FAMILIA	6,205 SF
JACKSON HEWITT	1,200 SF
VAPOR MAVEN	2,137 SF
RED UMBRELLA BAKERY	4,182 SF
FAMILY DOLLAR	1,600 SF

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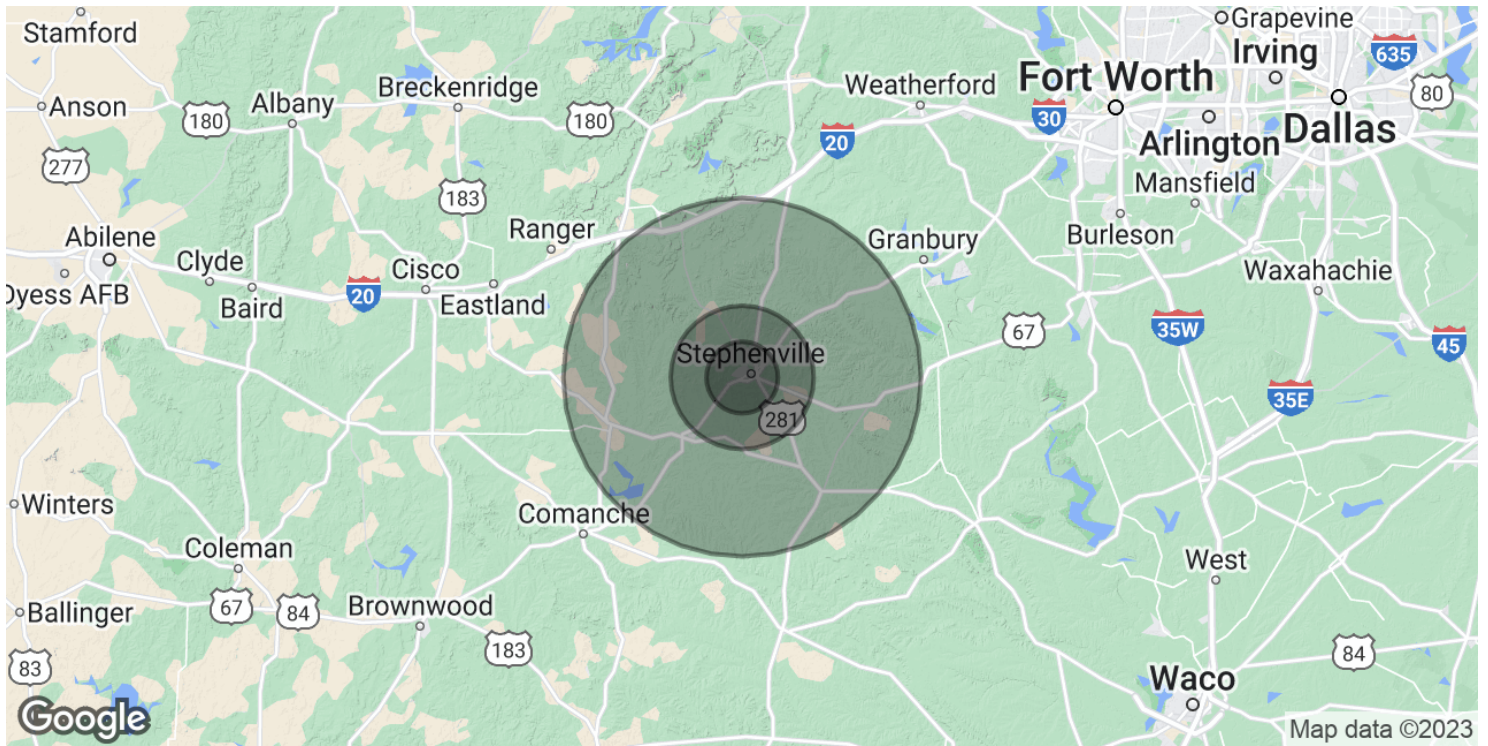
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POPULATION	5 MILES	10 MILES	25 MILES
Total Population	22,288	30,385	57,446
Average Age	29.8	31.9	36.7
Average Age (Male)	30.4	32.2	36.6
Average Age (Female)	30.1	32.3	36.9

HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
Total Households	9,637	13,202	26,581
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$49,363	\$55,721	\$55,576
Average House Value	\$136,934	\$158,199	\$172,415

* Demographic data derived from 2020 ACS - US Census

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Information About Brokerage Services

Texas law requires all real estate licensees 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, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

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, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- 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 FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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. Please acknowledge receipt of this notice below and retain a copy for your records.

Hudson Peters Commercial, LLC	582122	hudson@hudsonpeters.com	(972)980-1188
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lynn Michelle Hudson	433516	hudson@hudsonpeters.com	(972)980-1188
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials			Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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