



THE WOODMONT COMPANY



1,110 EMPLOYEES
+ 21,000 STUDENTS



475 EMPLOYEES

FOR LEASE



WASHINGTON AVE - 26,784 VPD

WASHINGTON SQUARE



STAPLES

AVAILABLE
(DIVISIBLE)

MUSTANG RANCHES
STUDENT HOUSING
501 BEDS

WASHINGTON SQUARE

T-Mobile
CASH STORE

CATO SUBWAY Great Clips
SALLY BEAUTY H&R BLOCK STAPLES

FMC Technologies
735 EMPLOYEES

WASHINGTON SQUARE

100 North Wolfe Nursery Road | Stephenville, TX 76401

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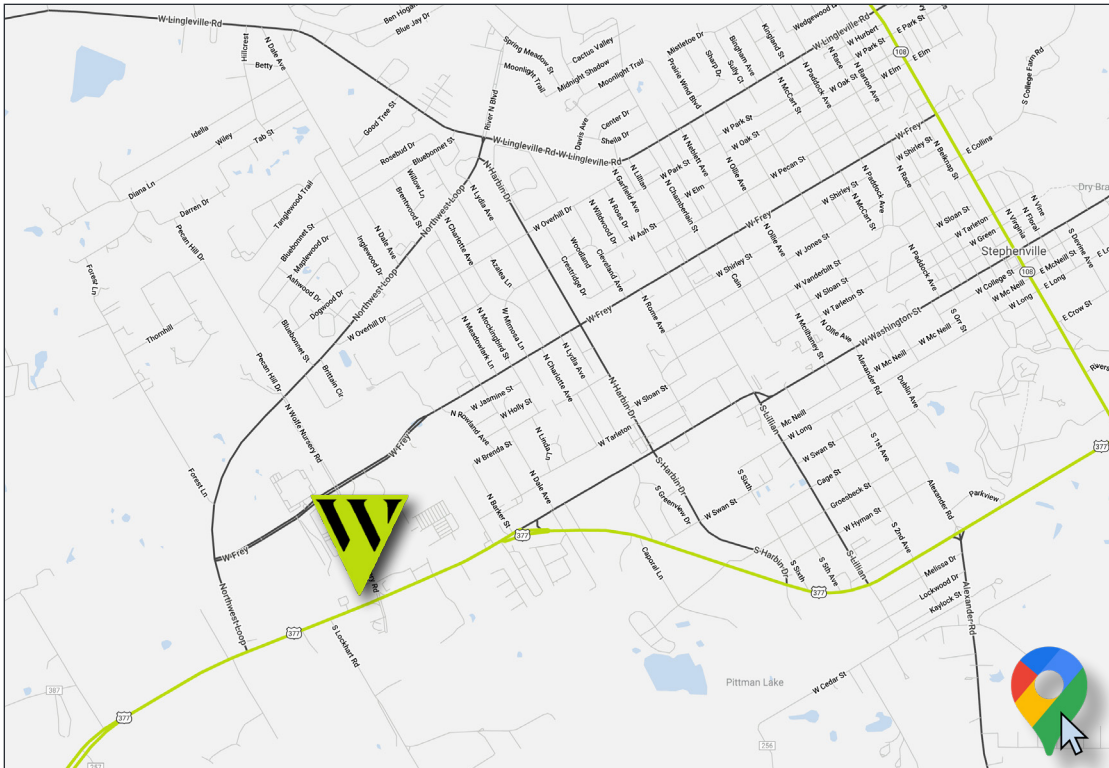
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PROPERTY INFORMATION



THE WOODMONT COMPANY

100 NORTH WOLFE NURSERY ROAD | STEPHENVILLE, TEXAS 76401



LOCATION

100 North Wolfe Nursery Road | Stephenville, Texas 76401

HIGHLIGHTS

- 1,120, 2,100 SF, and Former Papa John's available for lease, 22,500 SF divisible
- Tarleton State enrollment exceeds 21,000 students, setting records for the sixth consecutive year (Fall 2025)
- Recognized as Texas' fastest growing public university, with enrollment up nearly 49% since Fall 2022
- Approximately 300,000 visitors per year come to Stephenville, driven by university activity, athletics, rodeo events, festivals, and regional gathering
- ±0.75 acres available for ground lease; conceptual site layout shown for marketing purposes only

AREA RETAILERS & RESTAURANTS



DEMOGRAPHICS

	5 Mile	10 Mile	15 Min
Distance			
Population	25,974	34,831	41,071
Avg. HH Income	\$71,917	\$82,191	\$84,452

PROPERTY SITE PLAN



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PROPERTY AERIAL



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MARKET AERIAL



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WASHINGTON SQUARE

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PROPERTY PHOTOS



THE WOODMONT COMPANY

100 NORTH WOLFE NURSERY ROAD | STEPHENVILLE, TEXAS 76401



LOCATION OVERVIEW | STEPHENVILLE, TEXAS



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100 NORTH WOLFE NURSERY ROAD | STEPHENVILLE, TEXAS 76401

STEPHENVILLE, TEXAS

Stephenville, Texas is experiencing steady economic and demographic growth, establishing a strong foundation for continued retail expansion. Population increases, stable household incomes, and growing consumer demand position the market as an attractive destination for national and regional retailers seeking long-term opportunities.

POPULATION GROWTH & MARKET EXPANSION

Stephenville's population is estimated at approximately 21,000 residents, reflecting consistent growth over recent years. This expansion is supported by its role as a regional hub and the presence of Tarleton State University, which continues to drive population stability and economic activity. Ongoing residential development and student-driven demand support continued growth in households and spending.

HOUSEHOLD INCOME & CONSUMER SPENDING POWER

Median household income in Stephenville is approximately \$60,000, with average household income near \$80,000 and per capita income around \$30,000. While more moderate than larger metro areas, these income levels support a strong mix of grocery, dining, service-oriented retail, and daily-needs shopping.

RETAIL SALES PERFORMANCE

Total annual retail sales in Stephenville are estimated to exceed \$700 million, with retail sales per capita remaining strong for a market of its size. These metrics reflect solid local demand while highlighting opportunities to capture additional spending from surrounding rural communities that rely on Stephenville as a primary retail destination.

HOUSING GROWTH & FUTURE DEMAND

Residential development remains a key driver of retail demand, with continued single-family and regional housing growth supporting long-term population stability. University expansion and regional employment further reinforce consistent housing demand and consumer activity.

STRATEGIC LOCATION & TRADE AREA REACH

The city's location along U.S. Highway 281 and U.S. Highway 377 provides strong regional connectivity and accessibility. These primary corridors capture local, regional, and university-related traffic, expanding the trade area well beyond the immediate population base.

UNDERSERVED RETAIL MARKET

Retail development in Stephenville remains relatively limited compared to its role as a regional center, resulting in unmet demand across several retail categories. This supply-demand dynamic creates an opportunity for retailers to establish a strong presence and capture market share early.

LONG-TERM STABILITY & INVESTMENT APPEAL

Stephenville's combination of steady population growth, institutional support, regional draw, and limited retail competition creates a stable environment for investment. This project allows retailers to enter a consistent and underserved market and establish long-term relevance in a key Central Texas trade area.



MARKET ANALYSIS



THE WOODMONT COMPANY

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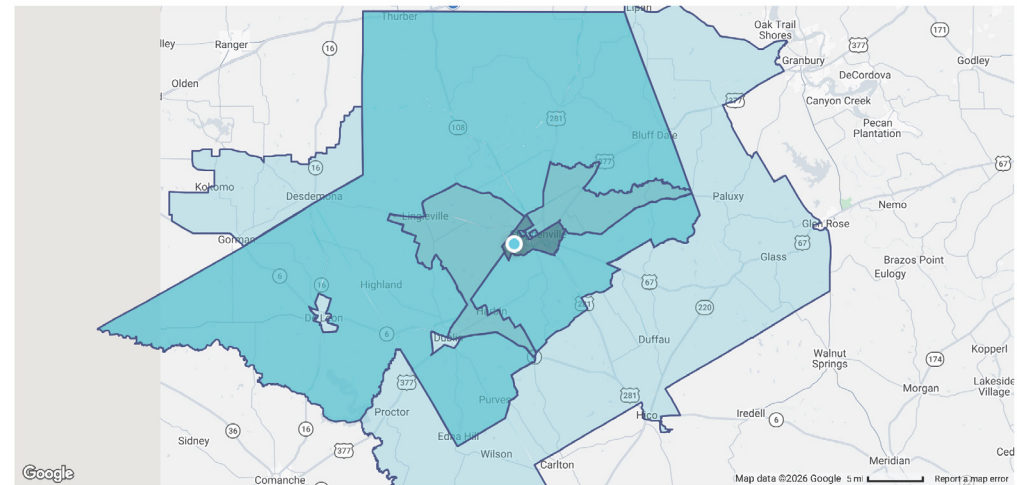
Visits by Radius: Washington Square						
	1 MILE	3 MILES	5 MILES	10 MILES	20 MILES	CUSTOM
Total Visits	19.21K	46.06K	54.24K	67.43K	81.26K	—
AVG Dwell Time	37	37	36	36	35	—
Total Population	5.36K	16.81K	22.52K	31.80K	50.47K	—
Total Households	2.27K	5.87K	8.14K	11.63K	19.04K	—
Average Household Income	\$77.6K	\$76.4K	\$76.3K	\$87.7K	\$92.7K	—
Median Household Income	\$67.5K	\$62K	\$60.7K	\$66.6K	\$72K	—

Visits by Drive Time: Washington Square					
	5MIN	10MIN	15MIN	30MIN	CUSTOM
Total Visits	26.03K	45.59K	53.91K	74.07K	—
AVG Dwell Time	38	36	36	35	—
Total Population	8.80K	16.56K	21.44K	40.05K	—
Total Households	2.37K	5.70K	7.71K	14.86K	—
Average Household Income	\$76.1K	\$72.1K	\$75.6K	\$91.5K	—
Median Household Income	\$60.3K	\$56.6K	\$59.9K	\$69.7K	—

Tenants: Washington Square						
	STORE SIZE ↓	DEFAULT RANK	BRICK & MORTAR SALES RANK ^{BETA}	VISITS	2025 %Δ	FREQ
Staples	23.86K	6 of 22 Total Visits in State		35.46K 8.27%	2.11	
Bealls	21.95K	54 of 82 Total Visits in State		15.21K 9.2%	1.62	
Chili's Grill & ...	3.65K	54 of 201 Total Visits in State		39.61K -3.37%	1.63	
Jack in the B...	3.25K	224 of 550 Total Visits in State		18.02K 5.13%	1.59	
T-Mobile	2.44K	143 of 269 Total Visits in State		6.91K -1.27%	1.61	
Cato Fashions	2.15K	66 of 127 Total Visits in State		5.42K 3.26%	1.12	
Papa John's	1.74K	59 of 280 Total Visits in State		7.41K 1.37%	1.51	
Great Clips	1.60K	161 of 308 Total Visits in State		5.94K 0.73%	1.55	
SUBWAY	1.27K	804 of 1402 Total Visits in State		6.19K 4.46%	1.66	
Sally Beauty ...	1.06K	96 of 217 Total Visits in State		8.57K -2.01%	1.58	

Trade Area

Washington Square



TRADE AREA KEY

SECONDARY PRIMARY

6.36% 15.66% 14.28% 34.04%

Washington Square

*According to data obtained from Advan

INFORMATION ABOUT BROKERAGE SERVICES



THE WOODMONT COMPANY

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, 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

- **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 confidential 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.

THE WOODMONT COMPANY	302455	contact@woodmont.com	817-732-4000
Broker Firm Name	License No.	Email	Phone
STEPHEN COSLIK	237614	scoslik@woodmont.com	817-732-4000
Designated Broker of Firm	License No.	Email	Phone



Regulated by the Texas Real Estate Commission

2025 - Information available at www.trec.texas.gov