

COMMERCIAL LEASE

# University Plaza Shopping Center

*2109 W Washington Street | Stephenville, TX*



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**EBBY HALLIDAY COMPANIES**

*A Berkshire Hathaway Affiliate*



# University Plaza Shopping Center

STEPHENVILLE, TX

## PROPERTY OVERVIEW

- » H-E-B Access Street: 950,000 Visitors per Year
- » 4,182 SF to 6,159 SF Available
- » Join Big Lots, Anytime Fitness, Family Dollar, and Harbor Freight
- » Tarleton State University 2018 Enrollment: 13,122 Students
- » Adjacent to the Newly Remodeled H-E-B

## DEMOGRAPHICS

| DEMOGRAPHICS       | 3MI    | 5MI    | 10MI   |
|--------------------|--------|--------|--------|
| Population         | 20,692 | 23,685 | 30,273 |
| Daytime Population | 8,159  | 9,279  | 11,788 |

## DAILY TRAFFIC

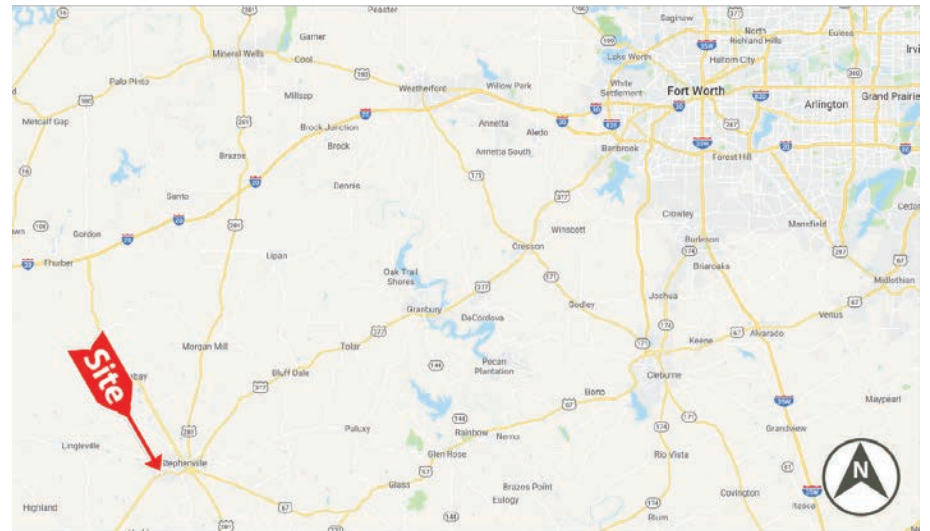
West Washington Street/Highway 377 26,187 VPD (2019)

## AREA RETAILERS

|                     |             |             |
|---------------------|-------------|-------------|
| Domino's Pizza      | Walgreens   | Schlotsky's |
| O'Reilly Auto Parts | H-E-B       | AutoZone    |
| CVS                 | Pizza Hut   | Walmart     |
| Ulta                | Hobby Lobby |             |

## PROPERTY RETAILERS

|                 |                        |                   |
|-----------------|------------------------|-------------------|
| Anytime Fitness | Harbor Freight         | Mi Familia Merle  |
| Arrowstar Games | Family Dollar          | Norman Scooter's  |
| Venture 19      | Jimmy John's           | Coffee Vape Maven |
| Big Lots        | Livingston Hearing Aid | Vape Maven        |









TARLETON STATE UNIVERSITY  
14,000 STUDENTS

2 MINUTE WALK TO SITE

UNIVERSITY PLAZA

**BIG LOTS!**

**JJ**  
GOURMET SANDWICHES

*Mi Familia*  
MEXICAN RESTAURANT

**ANYTIME FITNESS**

EST. 1998  
**SCOOTER'S COFFEE**

**HARBOR FREIGHT TOOLS**

**FAMILY DOLLAR**  
my family, my family dollar.

Site

58 TOWNHOME DEVELOPMENT

**AutoZone**  
**SCHLOTZSKY'S DELI**

WEST WASHINGTON STREET - 13,510 VPD

**Walgreens**

**O'Reilly**

**PIZZA HUT**

**SHERWIN Williams**

**H-E-B**

*Renovated 6,159 Sq. Ft. Space in Prime University Plaza Location – Ideal for High-Traffic Business!*

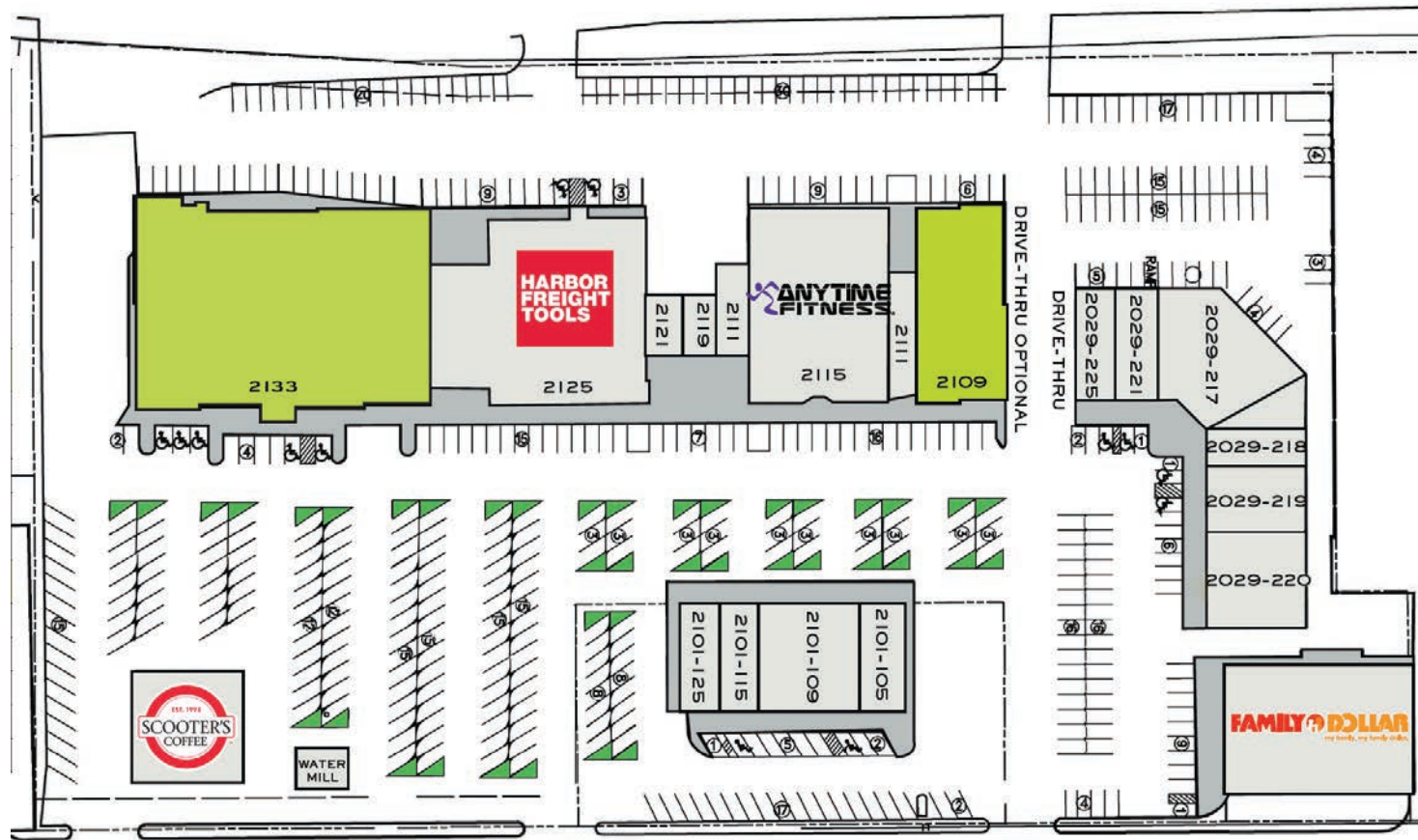


art better.

23,290



WEST TARLETON STREET



WEST WASHINGTON STREET - 26,187 VPD

| SUITE    | TENANT           | SQ FT  | SUITE    | TENANT              | SQ FT  |
|----------|------------------|--------|----------|---------------------|--------|
| 2133     | <b>Available</b> | 25,050 | 2029-217 | Mi Familia          | 6,205  |
| 2125     | Harbor Freight   | 15,400 | 2029-218 | JC Scrubs           | 1,200  |
| 2121     | Arrowstar Games  | 1,200  | 2029-219 | Vape Maven          | 2,137  |
| 2119     | Merle Norman     | 765    | 2029-220 | Red Umbrella Bakery | 4,182  |
| 2111     | BBG Services     | 1,232  | -        | Family Dollar       | 10,200 |
| 2115     | Anytime Fitness  | 10,482 | 2101-105 | Bangkok Thai        | 1,625  |
| 2109     | <b>Available</b> | 6,159  | 2101-109 | Barefoot Athletics  | 4,875  |
| 2029-225 | 7 Day Donuts     | 1,352  | 2101-115 | Jimmy John's        | 1,300  |
| 2029-221 | Castle Nails     | 1,721  | 2101-125 | Habaneros           | 1,300  |

University Plaza

**BIG LOTS!**

HARBOR FREIGHT TOOLS

ANYTIME FITNESS

HOT NAIL SPA

ENERGY & NUTRITION

Livingston HEARING AIDS

Jackson Hewitt TAX SERVICE

PERSONNEL SERVICES POSTAFFING.COM

CBD + KRATOM GLASS & VAPE

7 DAY DONUTS

**FAMILY DOLLAR**

*Mi Familia* MEXICAN RESTAURANT CANTINA



# ANNUAL VISTORS

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**BENCHMARK WITH VENUES NEAR**

H-E-B

**WITHIN:**

Category: Groceries

**REGION:**

50 mi

**TOTAL VENUES:**

20

| <b>RANK</b> | <b>NAME</b>   | <b>VISITS</b> |
|-------------|---|---------------|
| 1           | H-E-B / Hudson Oaks Dr, Hudson Oaks, TX                                   | 1.64M         |
| 2           | H-E-B / W Henderson, Cleburne, TX   | 1.43M         |
| 3           | H-E-B / US Hwy 377, Granbury, TX  | 1.36M         |
| 4           | H-E-B / W Washington, Stephenville, TX ( Directly across from the center) | 951.6K        |
| 5           | Kroger / Hwy 377 East, Granbury, TX                                       | 827.6K        |
| 6           | Albertsons / E Spring St, Weatherford, TX                                 | 674.6K        |
| 7           | Kroger / East Henderson, Cleburne, TX                                     | 511.9K        |
| 8           | Brookshire's / W Central Ave, Comanche, TX                                | 430.9K        |
| 9           | Brookshire's / SW big Bend Trl, Glen Rose, TX                             | 310.1K        |









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REAL ESTATE  
COMPANIES  
OF THE WORLD®



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