

JUST LISTED

Boundary Lines Are Approximate

Commercial property

Zoned B-2

26.91 acres

\$3,300,000

3050 W. Washington Street, Stephenville, TX 76401

- PREMIER DEVELOPMENT OPPORTUNITY
- High traffic count
- Ideal for significant commercial development
- Ample highway 377 frontage
- Close to Tarleton State University
- Close to Tractor Supply, Walmart, Chick-fil-A, Stephenville High School, Technip FMC, Starbucks, and Saint Gobain.
- 26.91 acres
- Zoned B-2
- Erath county population: 44,195 (2023)
- Erath county Median Household Income: \$59,654 (2022)



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