



PRIMERA

Commercial Real Estate

HWY 377 FLEX

6534 S. US HWY 377, Stephenville, TX 76401

CHRIS AMBROSIO 972-467-1996 chris@primeracompanies.com

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PROPERTY HIGHLIGHTS

- Fronts busy highway 377 South
- Less than 2 miles from Stephenville Limits
- No zoning (outside the city limits), No C/O
- Sewer and water included
- Roll up doors are 12X12
- Ceiling heights are 18' to 15'
- Traffic Count: 14,000+ CPD

OFFERING SUMMARY

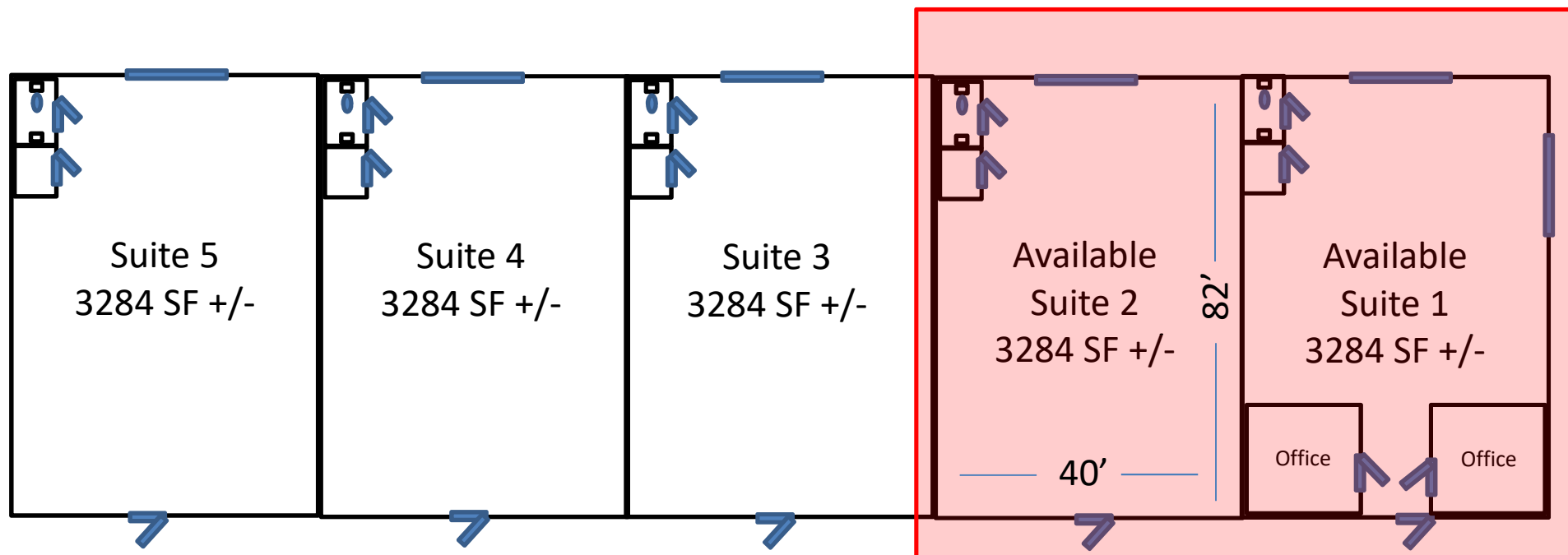
Base Lease Rate:	\$6.22-\$6.58
Number of units:	2
Available SF:	3,284 – 6568 SF
Lot Size:	52,000 SF
Building Size:	16,420
Heated & Air Conditioned	Yes

**8560 Towne Square Dr.
Plano, Texas 75024**

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Site Plan

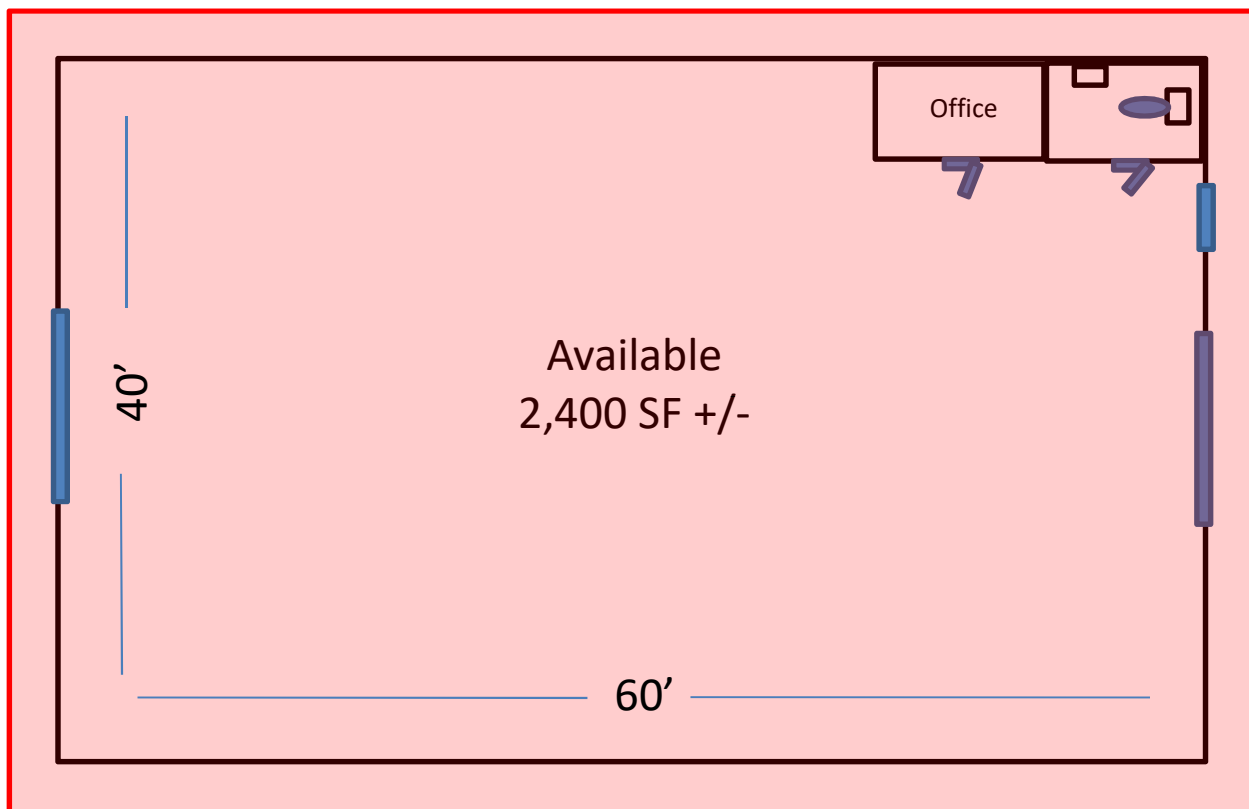


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2,400 SF - Site Plan



- Features 2 X 14' Roll Up Doors.
- Clear Height 15'+

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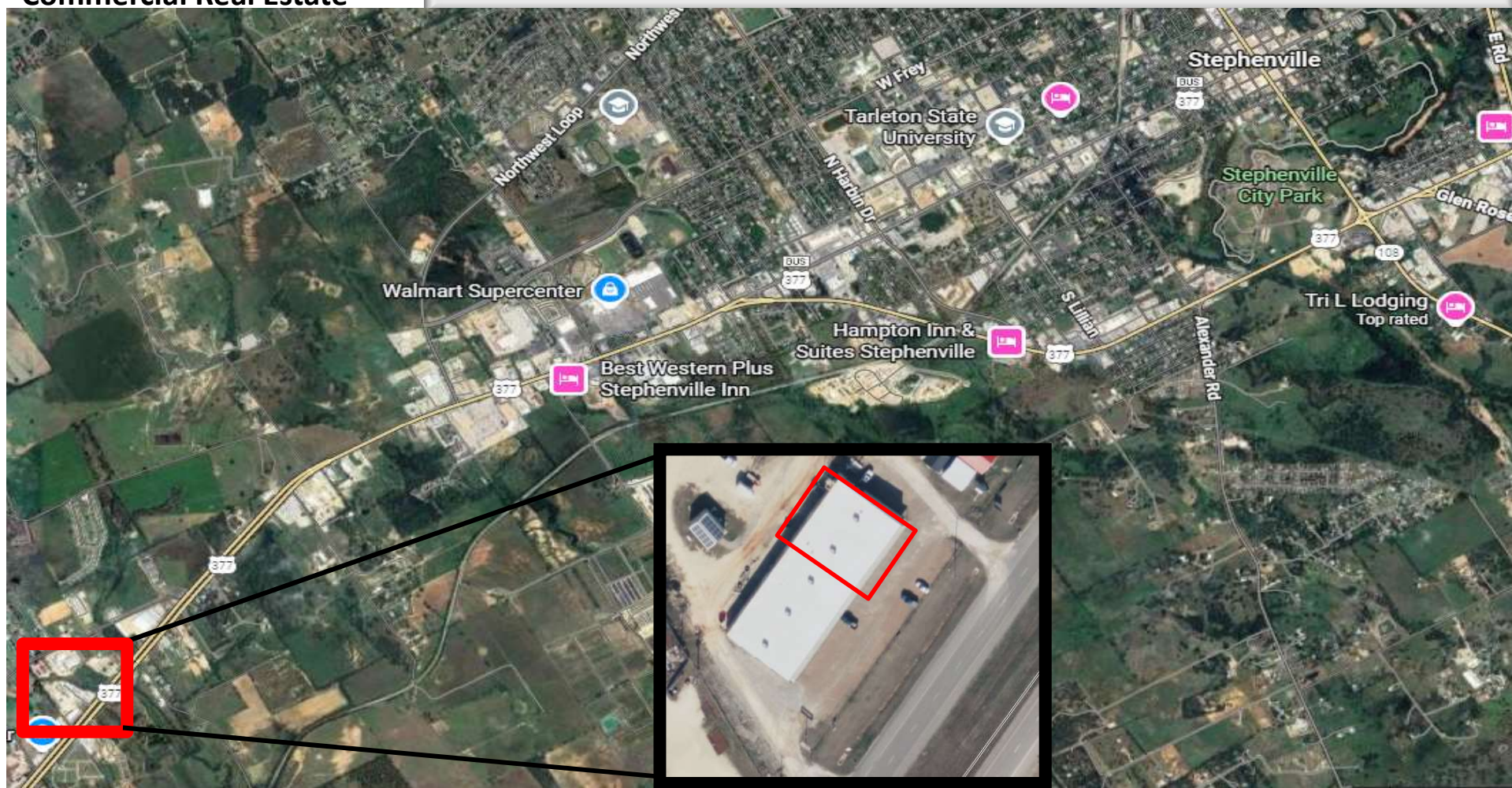
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Trade Area Summary

Attribute Summary for Stephenville, TX 76401

Median Household Income	Median Age	Total Population	1st Dominant Segment
\$61,850	29.2	32,299	College Towns
Source: 2024/2029 Income (Esri)	Source: 2024/2029 Age: 5 Year Increments (Esri)	Source: 2024 Age: 1 Year Increments (Esri)	Source: 2024 Tapestry Market Segmentation (Households)

Consumer Segmentation

<div>LIFE MODE - What are the people like that live in this area?</div> <div> Scholars and Patriots</div> <div>Highly mobile, recently moved to attend school or serve in military</div>	<div>URBANIZATION - Where do people like this usually live?</div> <div> Metro Cities</div> <div>Affordable city life, including smaller metros, satellite cities</div>
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Top Tapestry Segments	College Towns	Old and Newcomers	Southern Satellites	Down the Road	In Style
% of Households	3,701 (30.6%)	1,829 (15.1%)	1,752 (14.5%)	1,306 (10.8%)	1,102 (9.1%)
Lifestyle Group	Scholars and Patriots	Middle Ground	Rustic Outposts	Rustic Outposts	GenXurban
Urbanization Group	Metro Cities	Metro Cities	Rural	Semirural	Metro Cities
Residence Type	Multi-Unit Rentals; Single Family	Single Family; Multi-Units	Single Family ; Mobile Homes	Mobile Homes; Single Family	Single Family
Household Type	Singles	Singles	Married Couples	Married Couples	Married Couples w/No Kids
Average Household Size	2.06	2.1	2.6	2.69	2.32
Median Age	26	39.7	41.6	36.6	41.7
Diversity Index	65.4	62.9	51.1	79.9	51.5
Median Household Income	\$49,000	\$60,300	\$66,600	\$56,000	\$97,100
Median Net Worth	\$14,500	\$93,900	\$240,600	\$130,000	\$354,300
Median Home Value	\$309,500	\$282,500	\$239,600	\$178,200	\$390,100
Homeownership	26.2	48.6	81.1	67.7	69.8
Employment	Professional or Services	Professional or Services	Professional or Services	Services or Professional	Professional or Mgmt/Bus/Financial
Education	Bachelor's Degree	Some College No Degree	High School Diploma	High School Diploma	Bachelor's Degree
Preferred Activities	Go out to the movies and out for drinks. Popular activities: backpacking, Pilates, and Frisbee.	Strong sense of community volunteer for charities. Food features convenience, frozen and fast food.	Go hunting, fishing. Own a pet dog.	Place importance on preserving time-honored customs. Go hunting, fishing.	Support arts, concerts, theaters, museums. Prefer organic foods, grow their own vegetables.
Financial	Limited incomes result in thrifty purchases	Price aware and coupon clippers, but open to impulse buys	More concerned about cost rather than brand	Shop at Walmart Supercenters, Walgreens and dollar stores	Variety of investments often managed by a financial planner
Media	Use the Internet for social media, blogging, watch movies and TV.	Features the Internet, listening to country music and read the paper	Obtain most of their information from TV	Use the Internet to stay connected, listen to radio at work	Connected and knowledgeable via smartphones

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

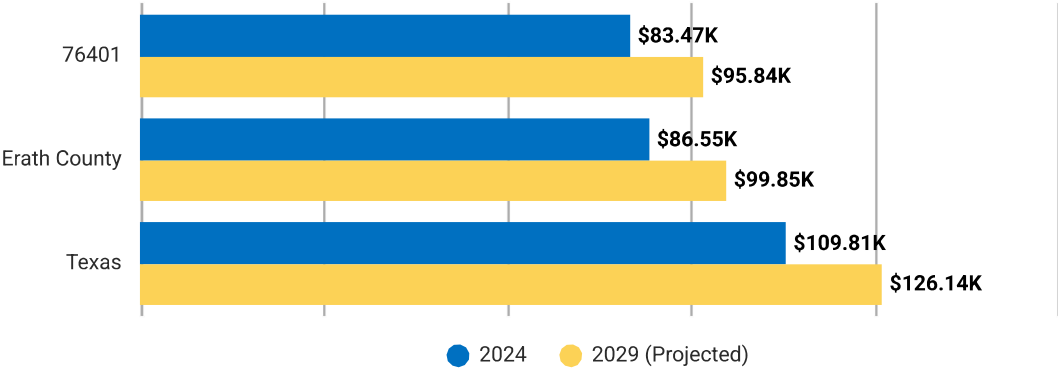
Income

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

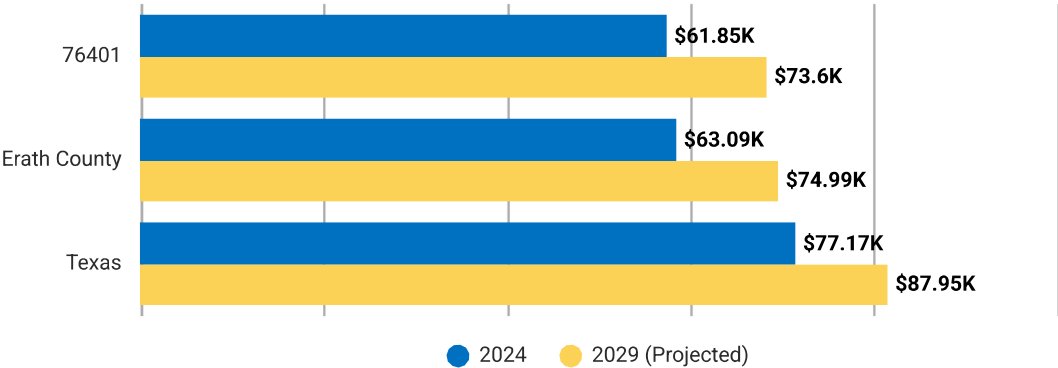
Average Household Income

This chart shows the average household income in an area, compared with other geographies.



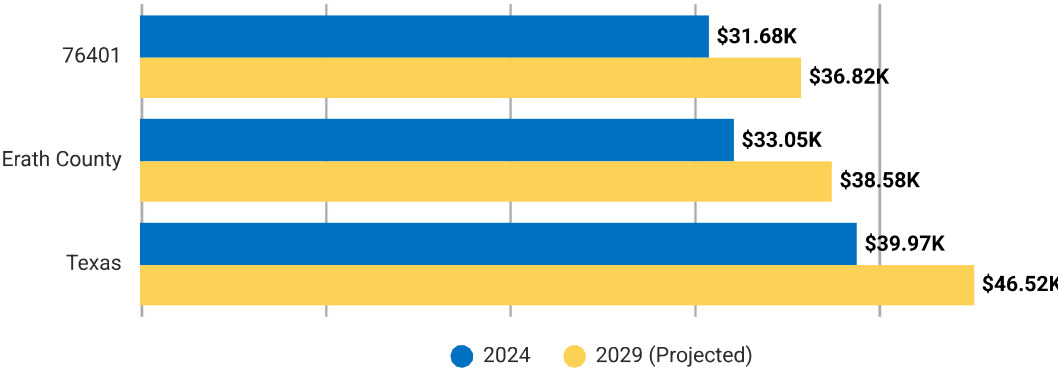
Median Household Income

This chart shows the median household income in an area, compared with other geographies.



Per Capita Income

This chart shows per capita income in an area, compared with other geographies.

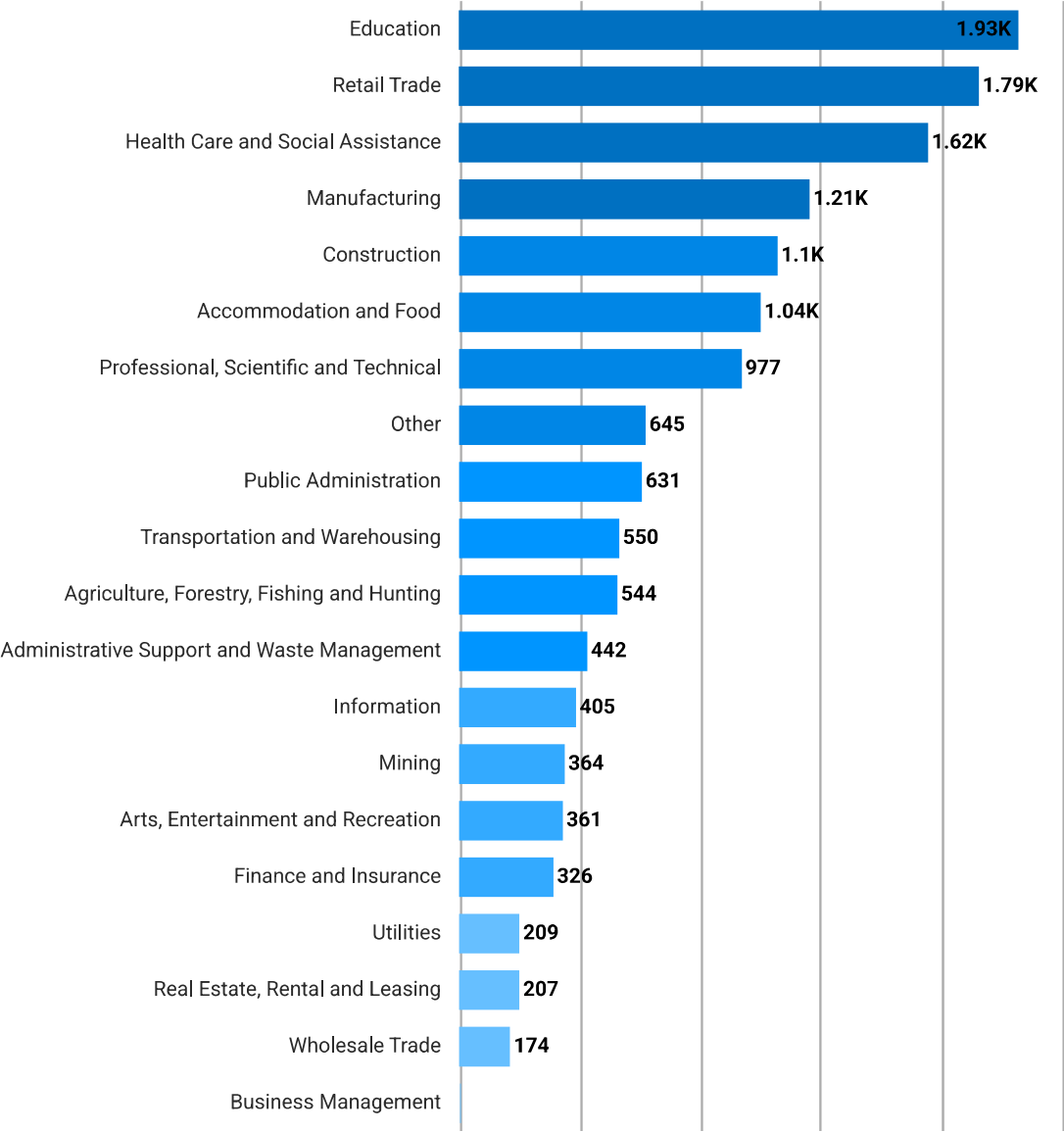


Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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.

Primera Companies INC	9003162	info@primeracompanies.com	(214)855-2730
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ralph Heins	426785	info@primeracompanies.com	(214)855-2730
Designated Broker of Firm	License No.	Email	Phone
Ralph Heins	426785	rheins@primeracompanies.com	(214)855-2730
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Chris Ambrosio	0455835	chris@primeracompanies.com	(469)389-2217
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

IABS 1-1