



CLARK
REAL ESTATE GROUP

1511 S GRAHAM AVE

STEPHENVILLE, TX 76401

HIGH-VISIBILITY COMMERCIAL OPPORTUNITY



PROPERTY HIGHLIGHTS:

- 5,000 SQ FT WAREHOUSE CONSISTING OF 2,500 SQ FT SHOP & 2,500 SQ FT SHOW ROOM
- 1.369 ACRES
- FULLY FENCED



SALE PRICE: \$895,000

TIM CLARK, CCIM
817.578.0609
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PROPERTY INFORMATION

Prime commercial opportunity in a high-traffic location on S. Graham Ave in Stephenville. This 5,000 square foot building offers a functional layout with approximately 2,500 square feet of air-conditioned showroom space and 2,500 square feet of shop space, making it well-suited for retail, service, automotive, contractor operations, or a variety of other business uses.

The front showroom provides a clean, climate-controlled environment ideal for customer-facing operations, display, or office use. The adjoining shop area offers ample room for equipment, storage, fabrication, or service work.

The site features a fully fenced yard, providing security and flexibility for outdoor storage or additional operational space. Hard surface parking ensures easy access for customers, employees, and deliveries.

Positioned with excellent visibility and strong exposure along one of Stephenville's main thoroughfares, this property offers convenient access and a location that supports long-term business growth. An excellent opportunity to establish or expand your operation in a well-traveled commercial corridor.

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PHOTOS



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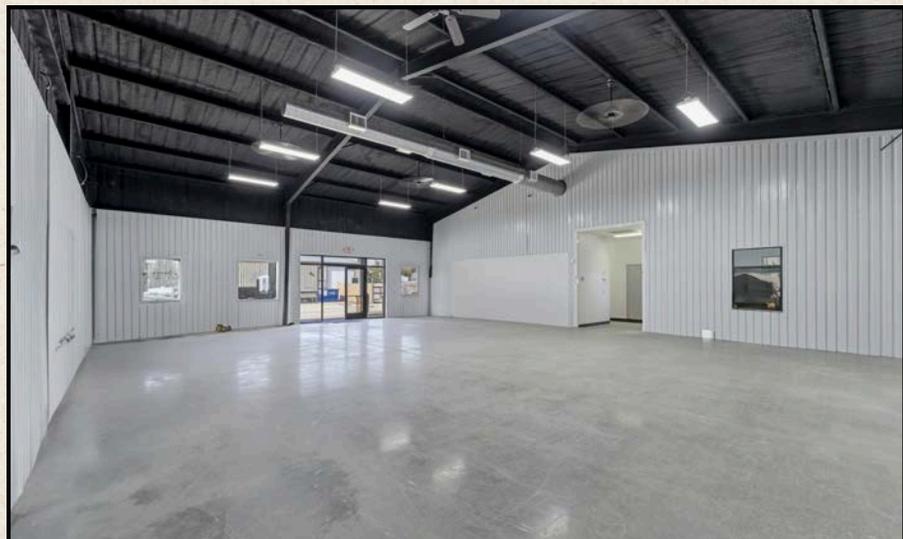
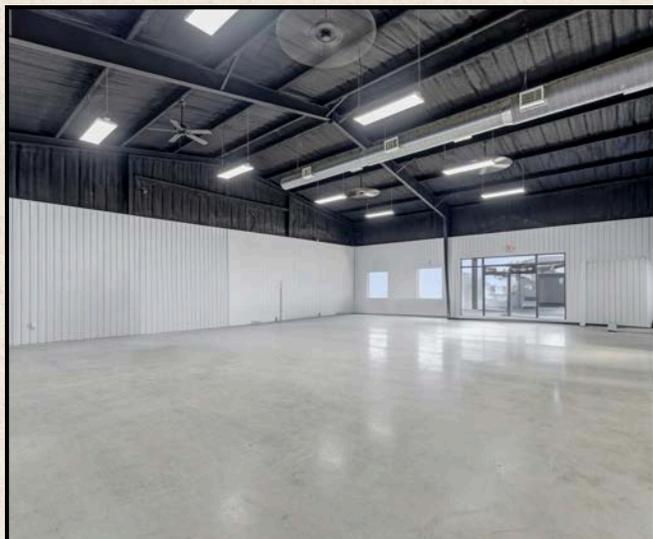
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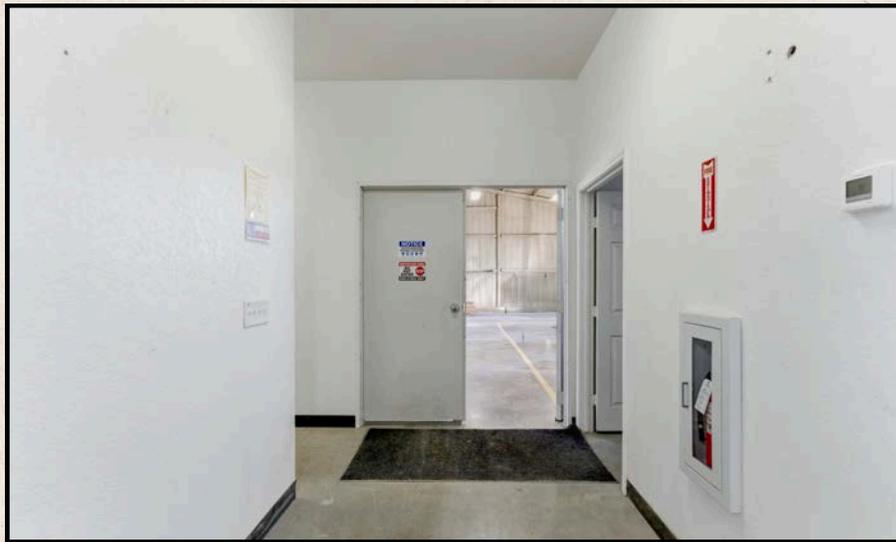
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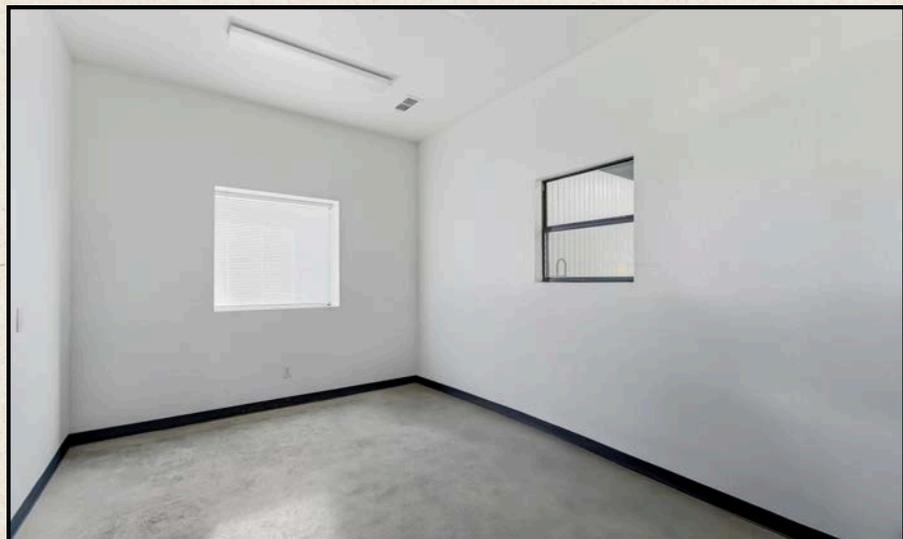
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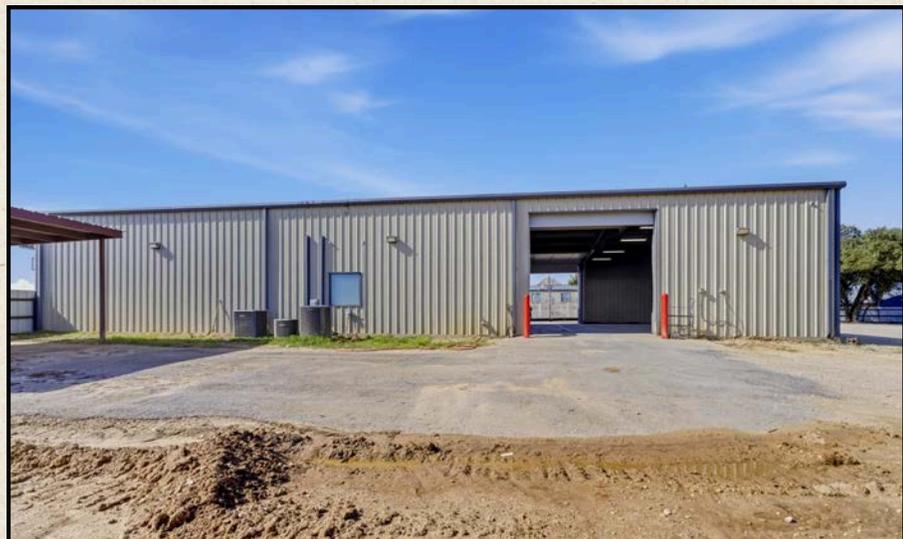




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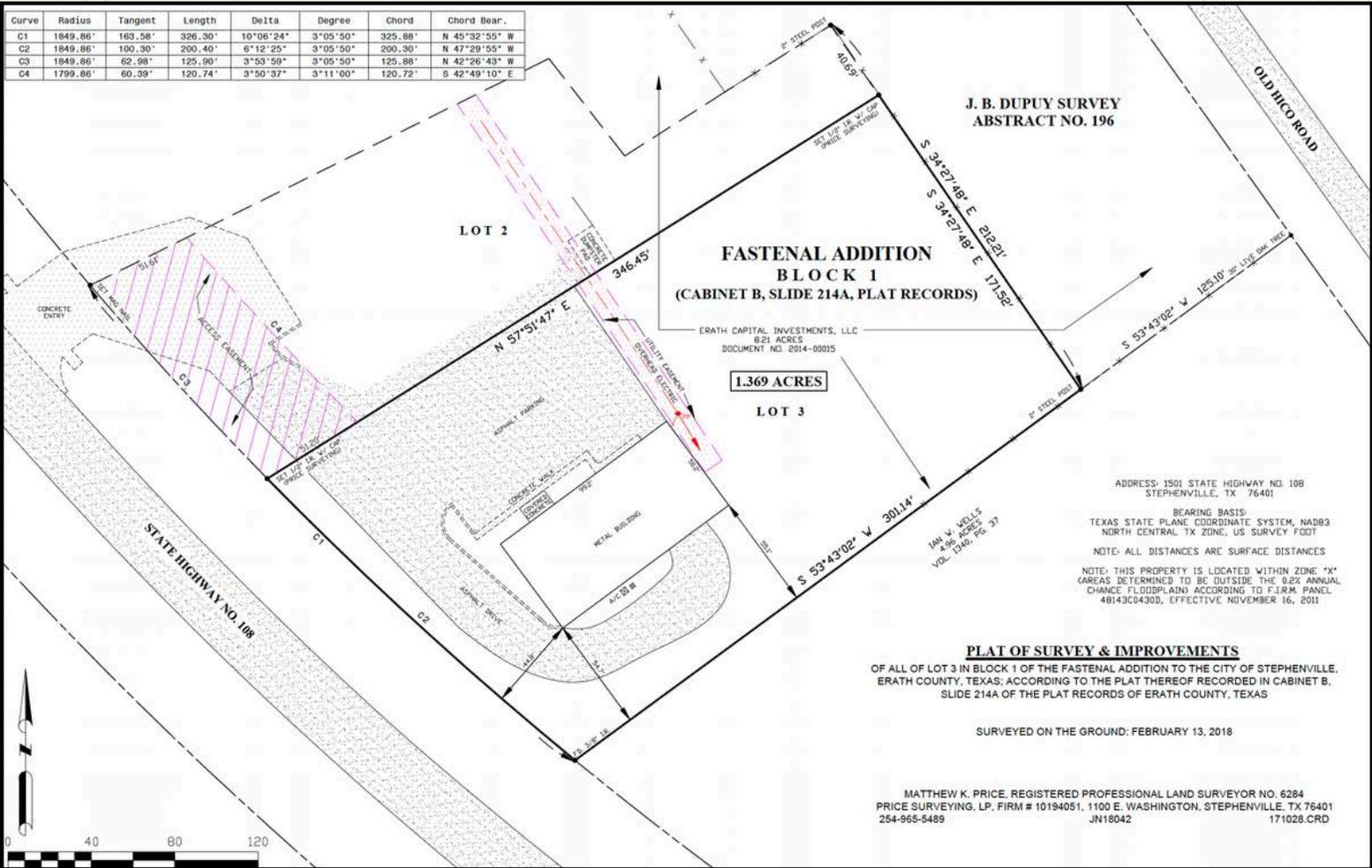
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AERIAL



SURVEY



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DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
POPULATION	21,417	26,024	31,773
POPULATION GROWTH	.34%	.35%	.53%
EMPLOYEES	11,039	12,899	13,952
MEDIAN HH INCOME	\$58,533	\$63,702	\$68,561

LOCAL MARKET PROFILE WITHIN 10 MILES OF SITE



87
RESTAURANTS



40
HOSPITALS &
HEALTHCARE FACILITIES



54
SPIRITUAL
CENTERS



12
FOOD &
BEVERAGE



57
SCHOOLS &
PLACES FOR EDUCATION



1
PARKS &
GARDENS



13
AMUSEMENT
DESTINATIONS



1
LIBRARIES



0
PLAYGROUNDS

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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.



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.

CLARK REAL ESTATE GROUP	0590750	tim@clarkreg.com	(817)458-0402
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clark Real Estate Group	590750	tim@clarkreg.com	(817)458-0402
Designated Broker of Firm	License No.	Email	Phone
Tim Clark	0516005	tim@clarkreg.com	(817)578-0609
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tim Clark	0516005	tim@clarkreg.com	(817)578-0609
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date