

Prime Commercial Development Opportunity

2.749 Acres | Stephenville, Texas

Offered at \$1,555,500

Position your next project in one of Stephenville's most strategic commercial locations. This **2.749-acre tract** offers excellent visibility, strong access, and close proximity to **Tarleton State University**, making it ideal for a variety of commercial or development uses.

Located in the heart of Stephenville, the property benefits from surrounding growth, traffic exposure, and flexibility in potential site design. Whether for retail, office, mixed-use, or future development, this tract provides a rare opportunity to secure a sizable footprint in a limited-supply market.

Property Highlights

- ✓ 2.749 Acres
- ✓ Prime Central Location
- ✓ High Visibility Corridor
- ✓ Near Tarleton State University
- ✓ Multiple Access Points
- ✓ Strong Development Potential

Location

Includes **1100, 1170, 1002 N McCart Street** and **860 W Elm Street**
Stephenville, TX 76401

Offered By:
Marandy Dove Realty