

COMMERCIAL LEASE

University Plaza Shopping Center



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University Plaza Shopping Center

STEPHENVILLE, TX

PROPERTY OVERVIEW

- » H-E-B Access Street: 950,000 Visitors per Year
- » 1,200 Sq Ft to 25,050 Sq Ft Available
- » Join Anytime Fitness, Family Dollar, and Harbor Freight
- » Adjacent to the Newly Remodeled H-E-B
- » Tarleton State University 2024 Approximate Enrollment: 18,000 students

DEMOGRAPHICS

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

DAILY TRAFFIC

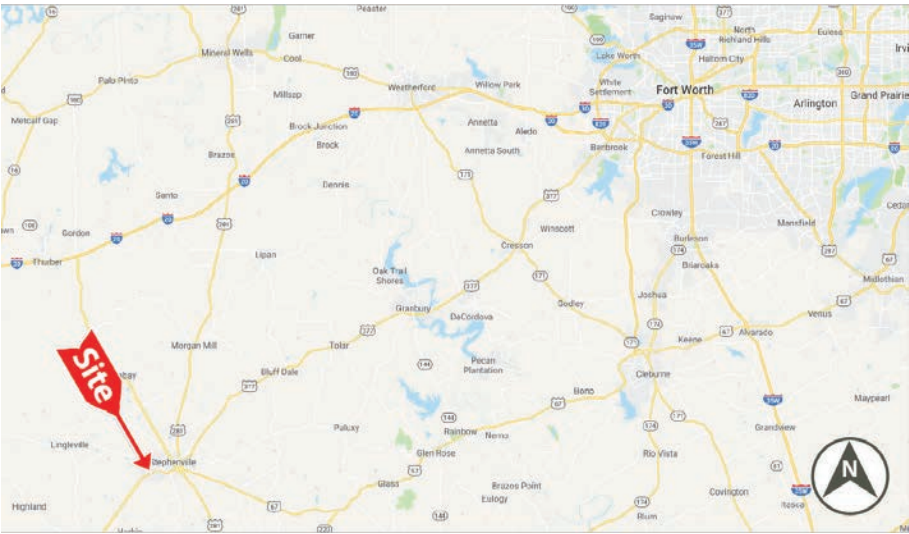
West Washington Street/Highway 377 26,187 VPD (2019)

AREA RETAILERS

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

PROPERTY RETAILERS

Anytime Fitness	Harbor Freight	Mi Familia
Dulce Panda	Family Dollar	Scooter's Coffee
Venture 19	Jimmy John's	Vape Maven
Jackson Hewitt	Livingston Hearing Aid	





TARLETON STATE
UNIVERSITY
14,000 STUDENTS

2 MINUTE WALK TO SITE

UNIVERSITY PLAZA

JACKSON
HEWITT
TAX SERVICE



mi Familia
MEXICAN RESTAURANT

ANYTIME
FITNESS



HARBOR
FREIGHT
TOOLS

FAMILY DOLLAR
my family, my family dollar.

Site

58 TOWNHOME
DEVELOPMENT

AutoZone

SCHLOTZSKY'S DELI

HOBBY
LOBBY

OLD NAVY

Buckle

TJ-maxx

ROSS
DRESS FOR LESS

ULTA

Walmart

Walgreens

O'Reilly

Pizza
Hut

SHERWIN
Williams

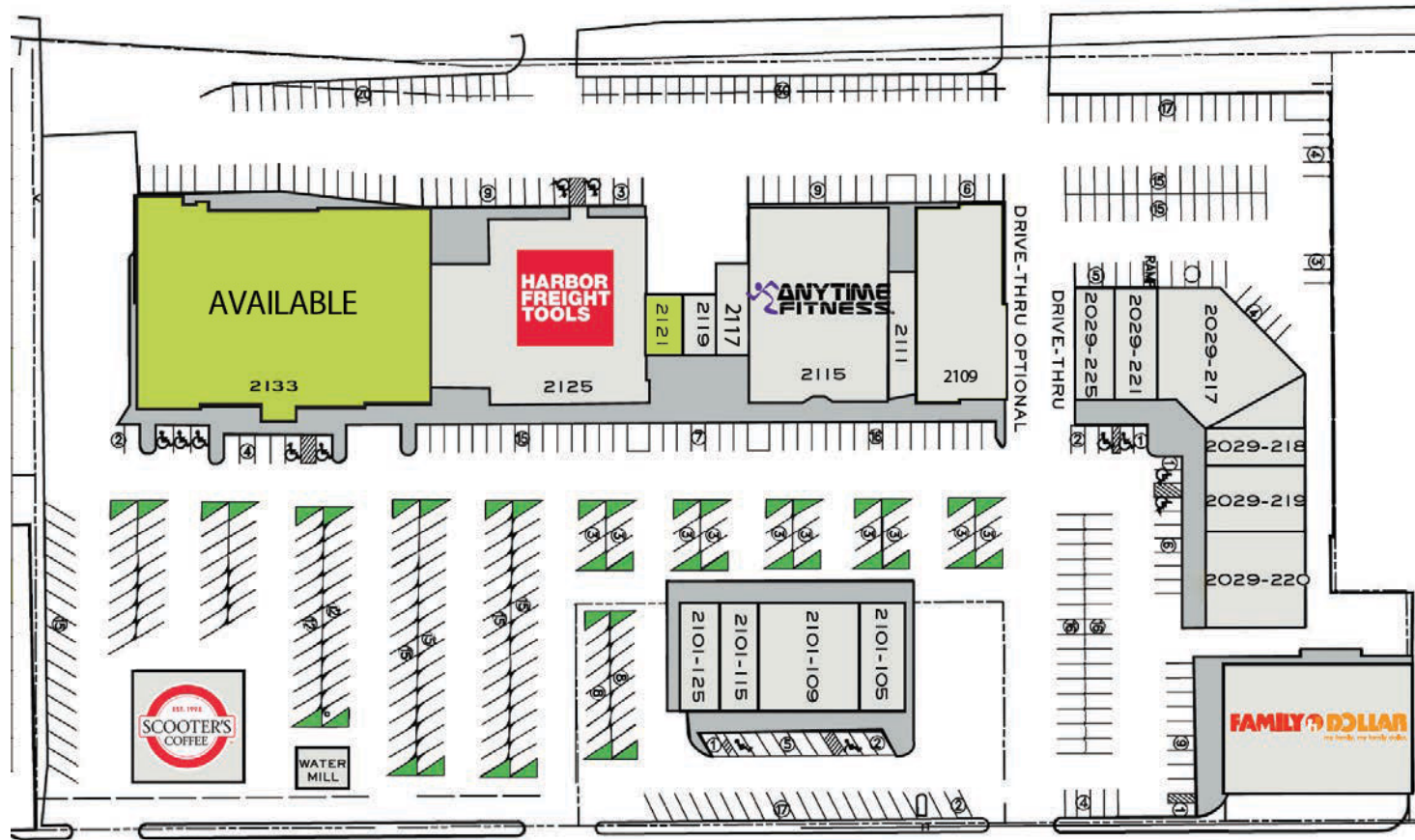
H-E-B

WEST WASHINGTON STREET - 13,510 VPD

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



WEST TARLETON STREET



WEST WASHINGTON STREET - 26,187 VPD

SUITE	TENANT	SQ FT
2133	Available	25,050
2125	Harbor Freight	15,400
2121	Available	1,200
2119	Dulce Panda Creamy Ice Cream	765
2117	Personnel Services Staffing	1,232
2115	Anytime Fitness	10,482
2111	Livingston Hearing Aids	1,600
2109	SOAR Physical Therapy	6,159
2029-225	7 Day Donuts	1,352
2029-221	Hot Nail Spa	1,721

SUITE	TENANT	SQ FT
2029-217	Mi Familia Mexican Restaraunt	6,205
2029-218	Jackson Hewitt Tax Services	1,200
2029-219	Vapor Maven	2,137
2029-220	Red Umbrella Bakery & Dessert Bar	4,182
2029-125	Family Dollar	10,200
2101-105	Pattaya Thai & Japanese Kitchen	1,625
2101-109	Venture 19	4,875
2101-115	Jimmy John's	1,300
2101-125	Habanero Mexican Cocina	1,300

University Plaza

BIG LOTS!

HARBOR FREIGHT TOOLS

ANYTIME FITNESS

HOT NAIL SPA

LIVINGSTON HEARING AIDS

JACKSON HEWITT TAX SERVICE

ENERGY & NUTRITION

PERSONNEL SERVICES POSTSTAFFING.COM

CBD + KRATOM GLASS & VAPE

7 DAY DONUTS

FAMILY DOLLAR

McFamilia MEXICAN RESTAURANT CANTINA



ANNUAL VISTORS

BENCHMARK WITH VENUES NEAR
H-E-B

WITHIN:
Cateogry: Groceries

REGION:
50 mi

TOTAL VENUES:
20

RANK	NAME	VISITS
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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