street.

The Wyatt





Forward thinking commercial real estate.

streetrealty.com

OFFERED BY

Cameron Conaway

cameron.conaway@streetrealty.com 817.928.5228 Alex Bryant alex@streetrealty.com 817.469.4868





221 E College St, Stephenville, TX 76401



TRADE AREA DEMOGRAPHICS 115,000 54,000 Trade Area Population Daytime Population 33 15,000+ TSU Student Population \$80,000 Avg. Household Income

PROPERTY DESCRIPTION

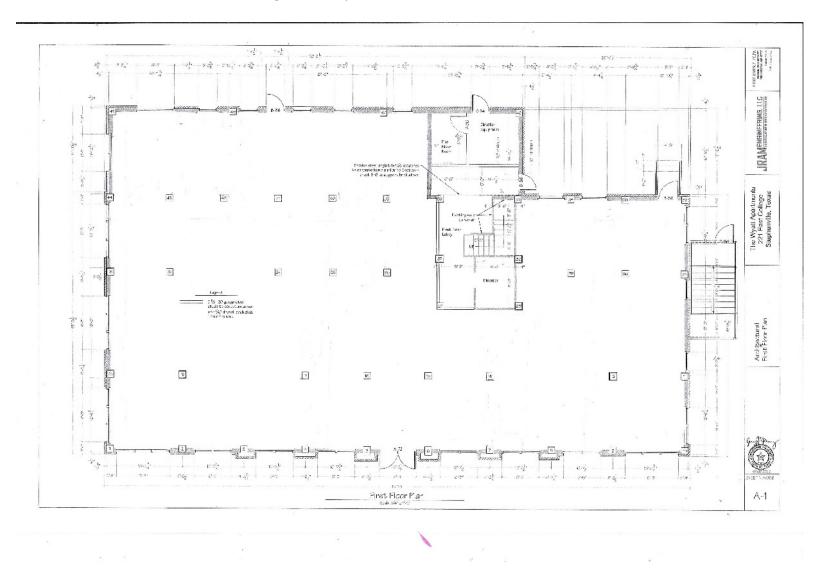
Located at 221 E College St, Stephenville, TX, 76401, this impressive 5850-square-foot space presents an outstanding leasing opportunity. With its expansive layout and versatile floor plan, this property offers businesses a blank canvas to bring their vision to life. The space features large windows that flood the area with natural light, creating an inviting and productive atmosphere. Modern fixtures and high ceilings add to the contemporary appeal of the property, making it an ideal setting for a wide range of businesses. Its convenient location and ample parking make access easy for both employees and clients.

CUSTOM HEADER

- Prime location at 221 E College St, Stephenville, TX, 76401
- Expansive 5,850-square-foot space with versatile floor plan
- Abundant natural light through large windows
- Modern fixtures and high ceilings for a contemporary look
- Ideal setting for various businesses, from office to retail
- Convenient location with easy access for employees and clients
- Ample parking for added convenience



221 E College St, Stephenville, TX 76401



Forward thinking commercial real estate.

OFFERED BY

Cameron Conaway

cameron.conaway@streetrealty.com 817.928.5228 Alex Bryant alex@streetrealty.com 817.469.4868

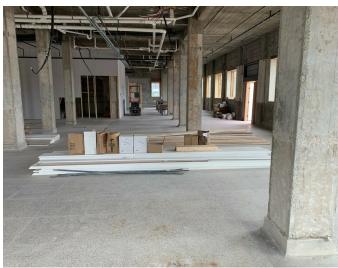


221 E College St, Stephenville, TX 76401









Forward thinking commercial real estate.

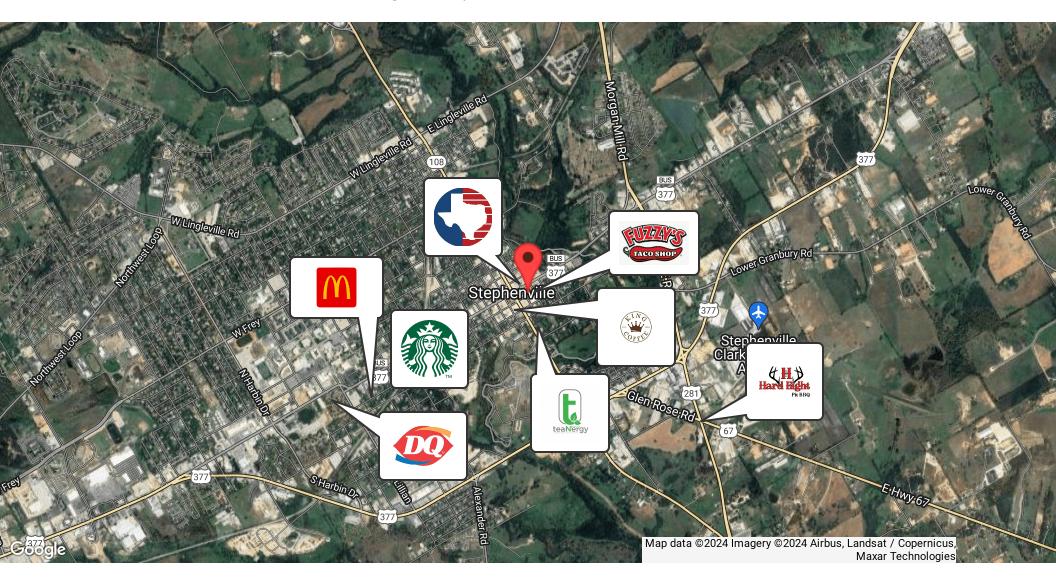
OFFERED BY

Cameron Conaway

cameron.conaway@streetrealty.com 817.928.5228 Alex Bryant alex@streetrealty.com 817.469.4868



221 E College St, Stephenville, TX 76401



Forward thinking commercial real estate.

streetrealty.com

OFFERED BY

Cameron Conaway

cameron.conaway@streetrealty.com 817.928.5228 Alex Bryant alex@streetrealty.com 817.469.4868



221 E College St, Stephenville, TX 76401

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.
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.

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.

- any confidential information of 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.

Street Realty	9010542	alex@streetrealty.com	817.469.4868
Licensed Broker / Broker Firm Name	License Number	Email	Phone
Alex S. Bryant Designated Broker of Firm	568528	alex@streetrealty.com	713.992.2548
	License Number	Email	Phone

Buyer / Tenant / Seller / Landlord Initials Date





Forward thinking commercial real estate. OFFERED BY

Cameron Conaway

cameron.conaway@streetrealty.com 817.928.5228

Alex Bryant alex@streetrealty.com 817.469.4868