

— THE EXCHANGE AT —
THIRTEEN-30

RETAIL • OFFICE • RESTAURANT • FLEX SPACE

CLASS A COMMERCIAL SPACE IN A PRIME STEPHENVILLE LOCATION

STEPHENVILLE, TEXAS



NOW LEASING



1330 N US HIGHWAY 281 | STEPHENVILLE, TX 76401

PROPERTY HIGHLIGHTS

- 2,500–27,000 SF Available
- Divisible Suites
- Build-to-Suit Opportunities
- Existing Office/Warehouse Available
- Highway 281 Frontage
- Signalized Intersection (Future)
- Adjacent Travel Center & Sonic
- High Visibility
- Ample Parking
- 3-Phase Power
- Class A Construction

KEY NEIGHBORS



TRAFFIC COUNT

24,000+
VEHICLES PER DAY
ON US HIGHWAY 281

LOCATION OVERVIEW

The Exchange at Thirteen-30 is strategically located on US Highway 281, one of Stephenville's primary north-south corridors. This high-visibility location offers excellent access, strong area growth, and proximity to national retailers, residential developments, and major employers.

ADJACENT DEVELOPMENTS



COWBOY CORNER TRAVEL CENTER
COMING SOON



TENANT IMPROVEMENT
PACKAGES AVAILABLE
FOR QUALIFYING LEASES



NNN LEASE
STRUCTURE

CONTACT

ParPro, LLC
 254-485-1085
 info@parprocapital.com

FLOOR PLANS • SITE PLAN • PHOTOS

LEASING INFORMATION
AVAILABLE SPACES • MORE

AVAILABLE SUITES

2,500 SF – 27,532 SF AVAILABLE



SUITE AVAILABILITY

SUITE	SIZE (SF)	STATUS	NOTES
1	7,532 SF	EXISTING FIXED SUITE	Office build-out with flex/storage space
2	5,000 SF ±	AVAILABLE	Divisible – 50' x 100'
3	2,500 SF ±	AVAILABLE	Divisible – 25' x 100'
4	7,500 SF ±	AVAILABLE	Divisible – 75' x 100'
5	5,000 SF ±	AVAILABLE	Divisible – 50' x 100'
6	5,000 SF ±	RESTAURANT OPPORTUNITY	Drive-thru potential

All suites are cold dark shell condition and ready for build-to-suit.

★ TENANT IMPROVEMENT PACKAGES AVAILABLE FOR QUALIFYING LEASE STRUCTURES

BUILDING SPECIFICATIONS

Total Building Size	27,532 SF
Typical Bay Size	25' x 100'
Clear Height	20' – 22'
Construction	Steel
Power	3-Phase
Sprinkler System	Yes
Parking	Ample
Zoning	Commercial

DELIVERY OPTIONS



COLD DARK SHELL
Base building in shell condition. Ready for your custom build-out.



WHITE BOX
Drywalled with HVAC, finished restrooms and electrical. Move-in ready for your finish.



BUILD-TO-SUIT
We'll build out your space to meet your specific needs.

TENANT IMPROVEMENT OPPORTUNITIES

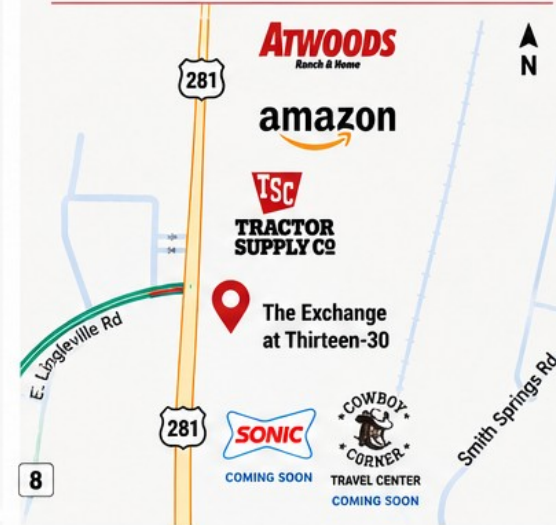


Tenant improvement packages available for qualifying lease structures.
Work with our team to create a space that fits your business.

PROPERTY HIGHLIGHTS

- 281 Highway 281 Frontage
- Signalized Intersection (Future)
- Divisible Suites
- Build-to-Suit Opportunities
- Restaurant / Drive-Thru Potential
- Ample Parking
- 3-Phase Power
- High Visibility
- Monument Signage Available

LOCATION MAP



LOCATION OVERVIEW

- Strategically located on US Highway 281, one of Stephenville's primary north-south corridors.
- Surrounded by national retailers, planned developments, and strong area growth.
- Future signalized intersection will provide enhanced access and traffic flow.
- Ideal location for retail, office, service, restaurant and flex users.

DRIVE TIMES

Tarleton State University	5 MIN
Dublin	15 MIN
Glen Rose	25 MIN
Brownwood	45 MIN
Abilene	1 HR
Fort Worth	1 HR 45 MIN



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