SRC | STRATEGIC REALTY CONSULTANTS

On Point.

6330 S Hwy 377 South

Stephenville, TX 76401

972.726.7000 | 100 Crescent Court, 7th Floor, Dallas, TX 75201 | srconpoint.com

Subject

PROPERTY

10 ± ACRES

- Prime Location
- Ideal income producing investment
- 765± feet of frontage on Hwy 377 South
- Approximately ±90,000sf of mixed use commercial warehouse and retail space.

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Property

OVERVIEW

Address: 6310-6560 Hwy 377 South

County: Erath County

Acres: ±10

Improvements: ±90,000sf of mixed use commercial space (office/retail & warehouse)

Frontage: ±765 feet on Hwy 377 South

Utilities: Water & utilities on-site

Access: Hwy 377 South

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Local

DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

6330 US-377 S

Ring of 5 miles

KEY FACTS

23,393

Population

26.5

Median Age

8,374

Households

$34,425

Median Disposable Income

EDUCATION

10%

No High School Diploma

21%

High School Graduate

34%

Some College

35%

Bachelor's/Grad/Prof Degree

INCOME

$39,216

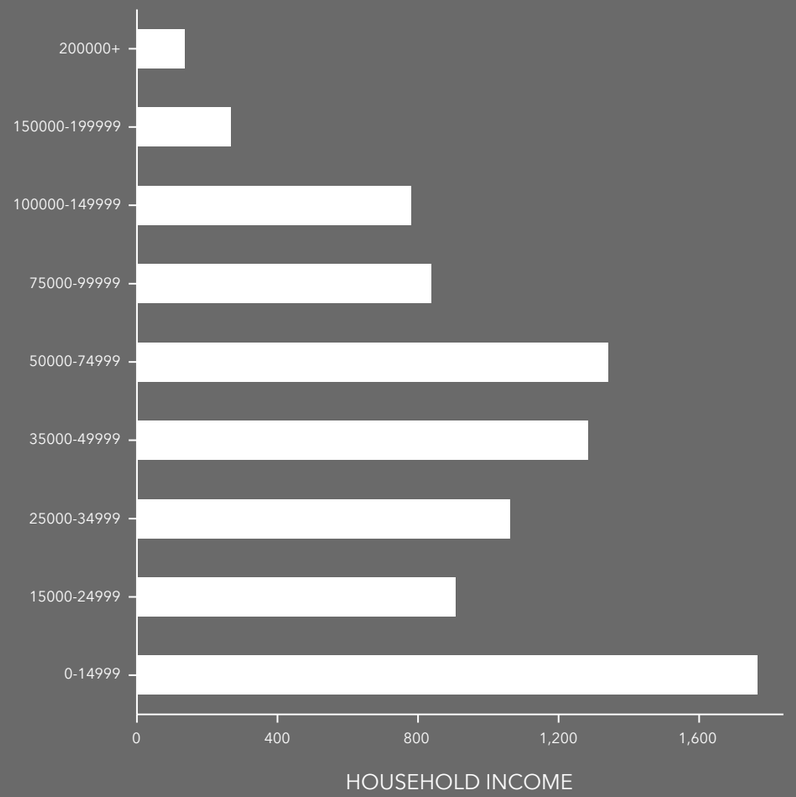
Median Household Income

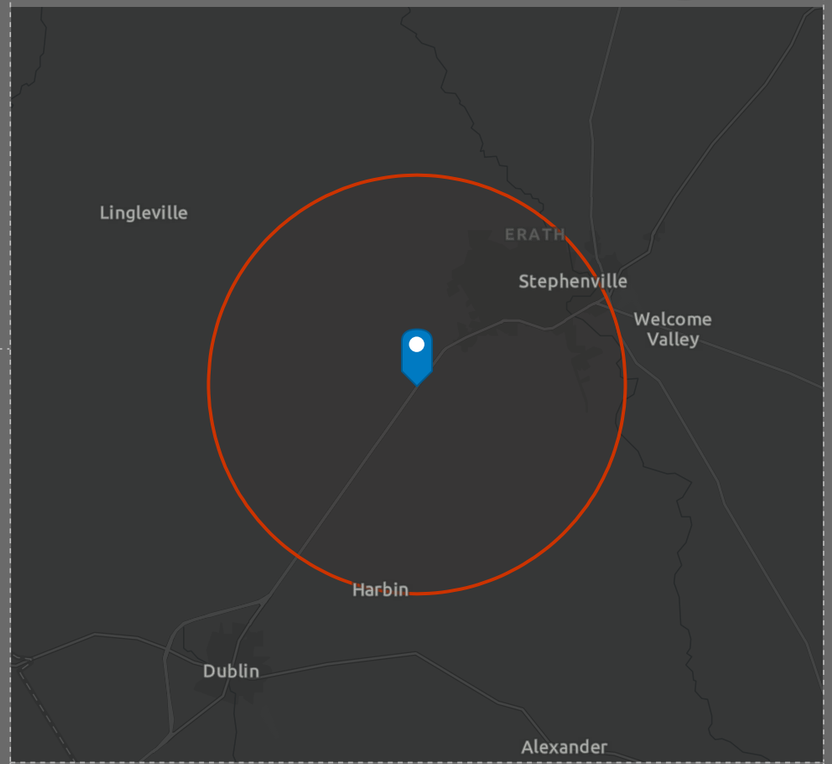
$20,878

Per Capita Income

$16,001

Median Net Worth





EMPLOYMENT

54%

White Collar

22%

Blue Collar

24%

Services

11.5%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2020, 2025.

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DEMOGRAPHIC SUMMARY

6330 US-377 S

Ring of 10 miles

KEY FACTS

36,484

Population

29.8

Median Age

13,160

Households

$36,149

Median Disposable Income

EDUCATION

13%

No High School Diploma

23%

High School Graduate

32%

Some College

32%

Bachelor's/Grad/Prof Degree

INCOME

$41,417

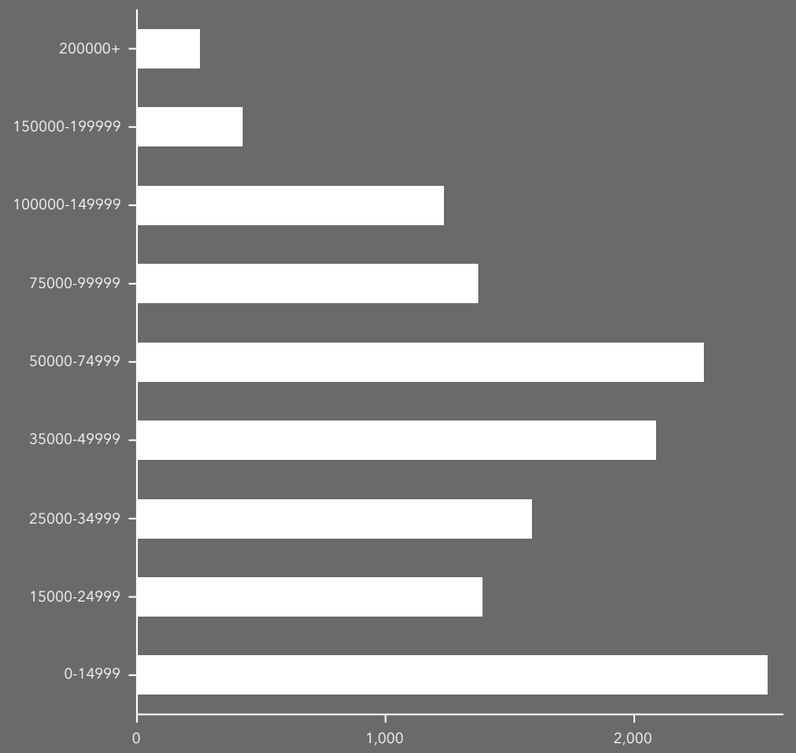
Median Household Income

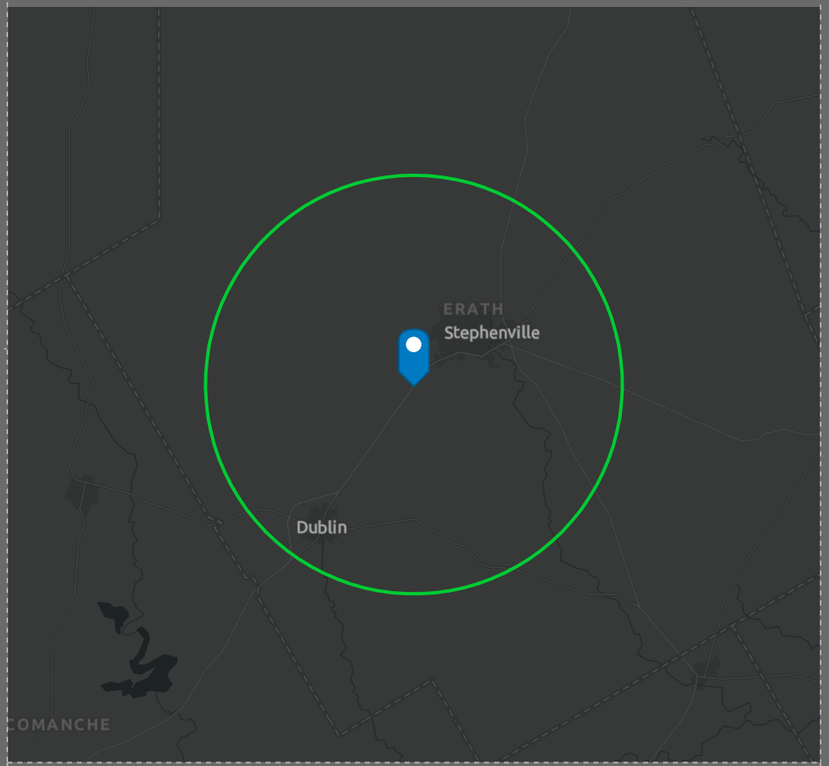
$21,493

Per Capita Income

$24,094

Median Net Worth





EMPLOYMENT

52%

White Collar

26%

Blue Collar

21%

Services

10.1%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2020, 2025.

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DEMOGRAPHIC SUMMARY

6330 US-377 S

Ring of 15 miles

KEY FACTS

41,362

Population

31.1

Median Age

15,028

Households

$36,940

Median Disposable Income

EDUCATION

13%

No High School Diploma

23%

High School Graduate

32%

Some College

31%

Bachelor's/Grad/Prof Degree

INCOME

$42,530

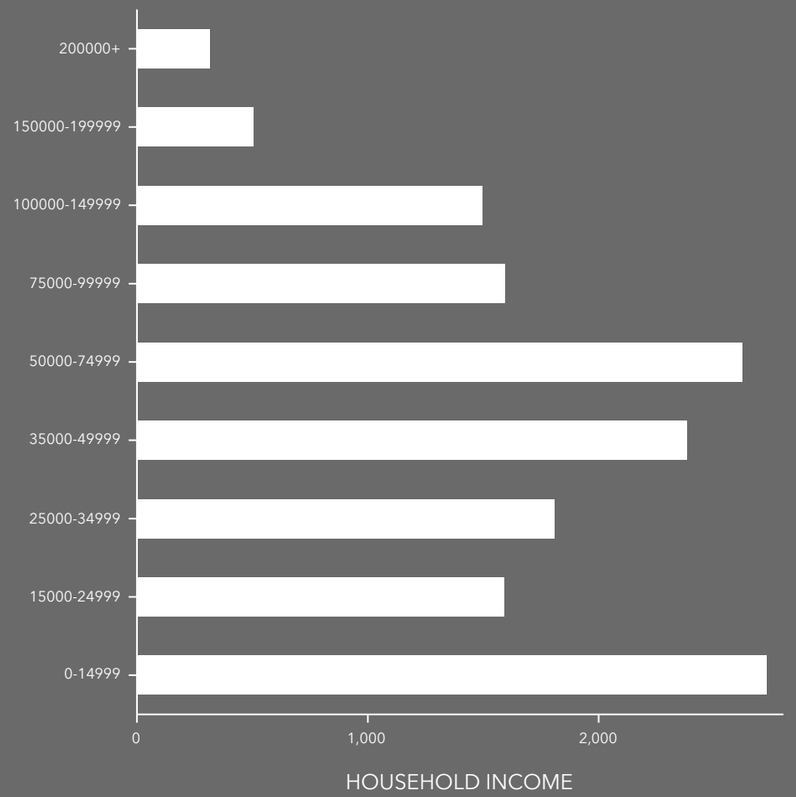
Median Household Income

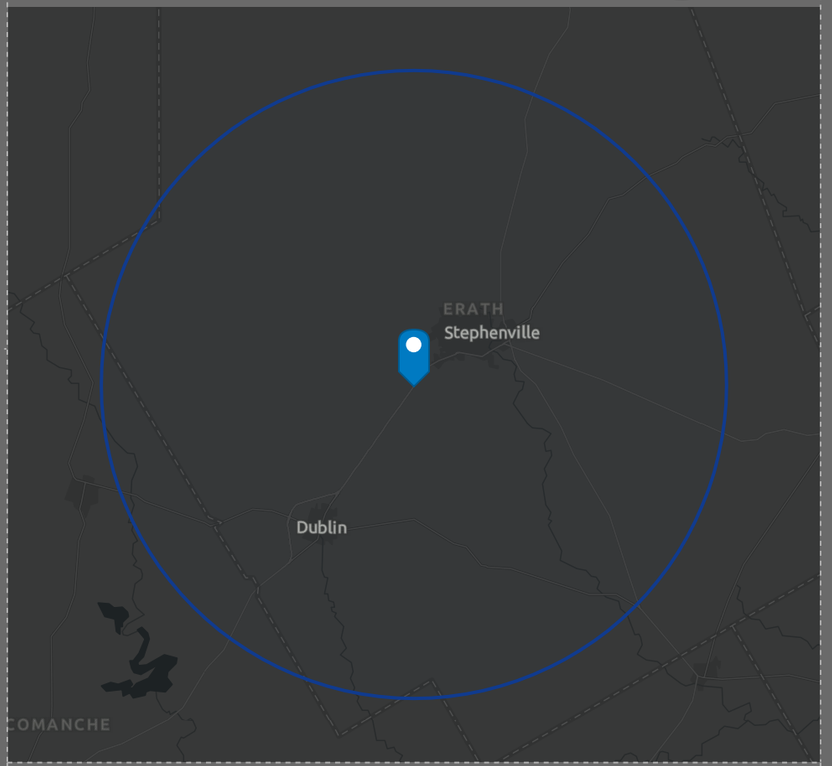
$22,135

Per Capita Income

$30,300

Median Net Worth





EMPLOYMENT

53%

White Collar

27%

Blue Collar

20%

Services

9.9%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2020, 2025.

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Traffic Count Map - Close Up

6330 US-377 S
6330 US-377 S, Stephenville, Texas, 76401
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.18510
Longitude: -98.26610

Average Daily Traffic Volume

- ***Up to 6,000 vehicles per day***
- ***6,001 - 15,000***
- ***15,001 - 30,000***
- ***30,001 - 50,000***
- ***50,001 - 100,000***
- ***More than 100,000 per day***

Source: ©2020 Kalibrate Technologies (Q3 2020).

October 22, 2020

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Why

STRATEGIC REALTY CONSULTANTS?

Strategic Realty Consultants was started by two real estate veterans with the following goal in mind "To give our clients the highest level of customer service and to treat every client like they were our only client". Thousands of transactions later we are still guided by that one goal. We make sure that each and every one of our clients gets the same high level of customer services, access to decades of real estate expertise and a team of dedicated individuals that are committed to making sure that our clients real estate goals are achieved with every transaction. In addition, we have access to all of the top real estate research tools to use on our clients behalf, relationships with the top real estate marketing websites and even our own in-house real estate attorney that is available to our clients. Currently, Strategic Realty Consultants is marketing in excess of $60M in property for our clients nationwide.

Land

DISPOSITION GROUP

About Us
Strategic Realty Consultant's Land Disposition Group serves individual, corporate, public, and private clients in acquiring and disposing of real property investments and developments. We pride ourselves on the 40 years of combined market knowledge our team has accrued in national and international commercial real estate markets. With this knowledge and foresight, we strive to strategically position our clients to achieve their real estate objectives. We offer extensive market analysis to our clients in order to provide them with the most up-to-date information regarding their property's value.

Our Objective
Our objective is to provide each client with the utmost care and service. This is done through our personal and hands-on approach to real estate transactions. Each real estate professional assigned to your account is accessible 24/7 by e-mail or phone to assist with any questions or concerns.

Our Approach
Are you looking to invest or dispose of real estate assets? Strategic Realty Consultants has the knowledge and resources to analyze and assist you with your real estate needs. We'll assess your real estate portfolio and suggest solutions, including disposition of property, farm and ranch land and help with real estate investments.

When you choose SRC, a dedicated team of real estate professionals will serve as your partners, getting to know your specific needs and priorities. We place a premium on accurate, real-time data, and will closely analyze the market to identify and predict long-term trends. Empowered by this valuable data, we'll sit down with you to determine the best course of action for you. From optimizing your real estate portfolio to negotiating contracts, SRC provides the expertise you need to keep your real estate investments **on point.**

Contact

INFORMATION

SRC | STRATEGIC REALTY CONSULTANTS

On Point.

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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.

EQUAL HOUSING OPPORTUNITY

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.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____