

# 6407 HWY 377

## STEPHENVILLE, TEXAS

123 ACRES

**TOP-TIER HWY 377  
POSITIONING**

*"Premium frontage property with  
strong investment appeal."*



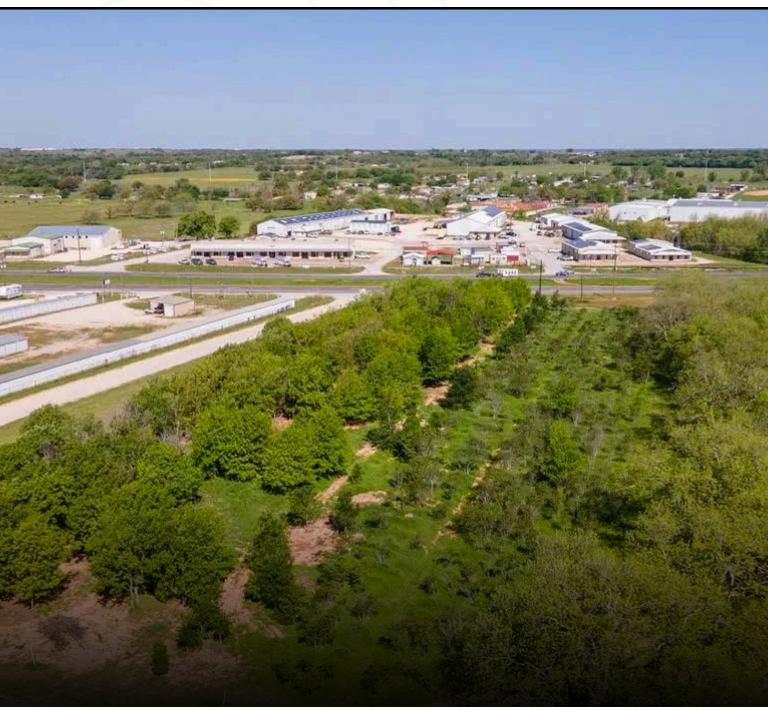


# PREMIER DEVELOPMENT OPPORTUNITY



Located along Hwy 377 in Stephenville, this property offers exceptional visibility and strategic access, making it ideal for commercial or mixed-use development. With a prime location on a major corridor, the site presents strong investment potential for businesses seeking growth and exposure.

Ready for immediate development, it combines convenience, accessibility, and long-term value in one highly sought-after Texas location.



The property benefits from excellent traffic flow and nearby amenities, enhancing its appeal for retail, office, or service-oriented businesses. Its versatile layout allows for flexible site planning and future expansion, providing investors with a turnkey opportunity to capitalize on Stephenville's growing commercial market.

With prominent frontage and strong regional demand, this site stands out as a prime investment in one of central Texas' most active corridors.



# EXCEPTIONAL FEATURES



Prime 123-acre tract with highway frontage and secondary access from County Road 279, home to two established businesses: a Wholesale Nursery and a turnkey horse training and breeding facility.

- Highway Frontage & Access: Excellent visibility from Hwy 377 and County Road 279
- Wholesale Nursery: 80 acres of field-grown stock, 30 cold frames, 2–5 acres of irrigated pads
- Irrigation & Water: Four wells (15–100 GPM) with recycled runoff and full-pipe network
- Horse Facility: Tack room, hay/feed barn, 6 covered stalls, 8 oversized stalls in arena
- Office & Shop: 6 offices, 2 baths, kitchen, large shop with storage loft and 3 roll-up doors

Additional acreage available. A turnkey opportunity for investors or agricultural entrepreneurs.

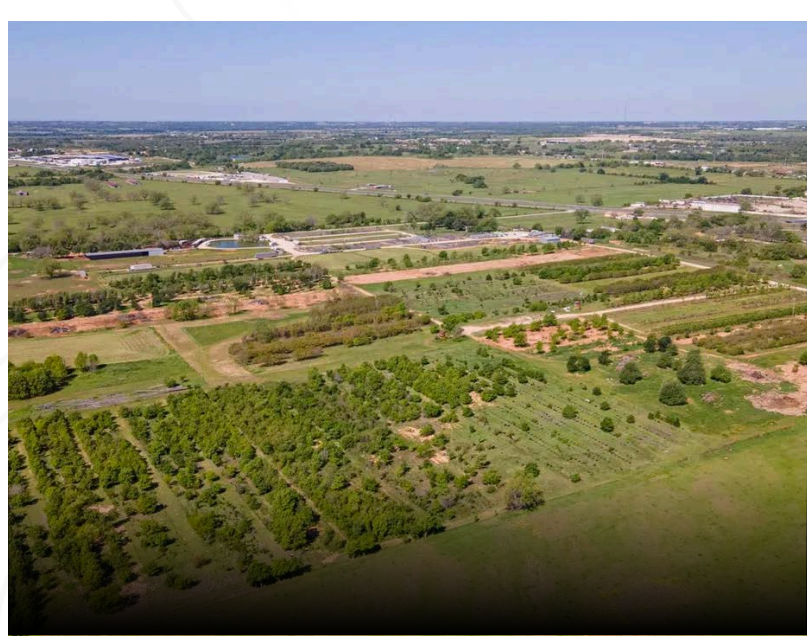
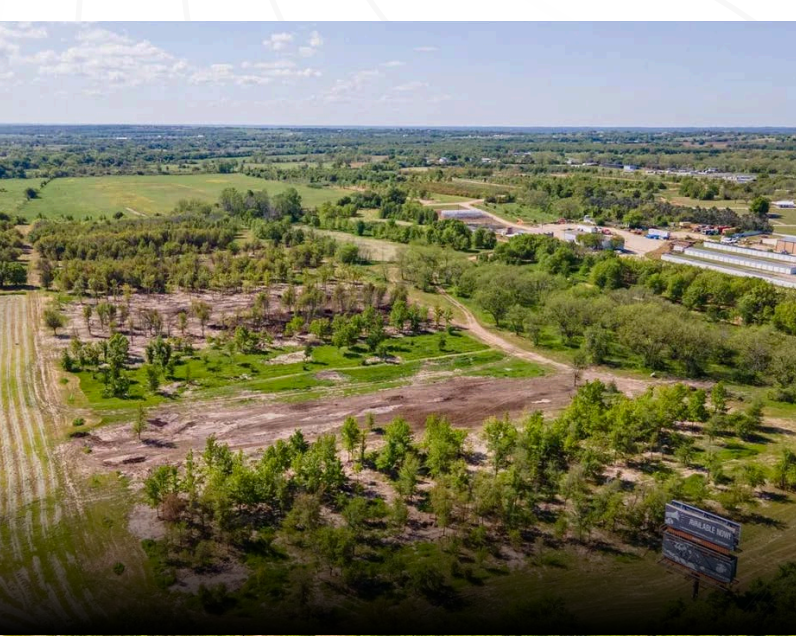




# ADDITIONAL PHOTOS







## ABOUT THE RANCHMAN PROPERTIES TEAM

Ranchman Properties is a real estate team designed to give our clients the absolute best possible experience in the Texas and Oklahoma farm and ranch real estate market. Whether it's a hunting property, equine property, production property, or residential estate, we have you covered!

We place the utmost importance on client communication and satisfaction with their total experience. Our desire is to create relationships that last well beyond the purchase or sale of your home or property. Ranchman Properties promises to ethically represent your interests while together we navigate one of the biggest financial and emotional decisions in your life.

Ranchman Properties is a premiere farm and ranch brokerage in North and Central Texas. With 9 land agents across the state, Ranchman Properties has catapulted themselves as one of the leading land brokerages in Texas since 2015. With over half a billion in sales volume, the team at Ranchman Properties has the expertise to facilitate any size land transaction with integrity and the knowledge to get it across the finish line.



**JILL HOGG**  
Land & Residential Specialist

KELLERWILLIAMS

**LAND**



(254) 592-4443



[jill@ranchmanproperties.com](mailto:jill@ranchmanproperties.com)