

6688 S US Highway 377, Stephenville, Texas 76401
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Stephenville, TX 76401

\$1,995,000
3.58± Acres
Erath County



MORE INFO ONLINE:

Mockranches.com

6688 S US Highway 377, Stephenville, Texas 76401

Stephenville, TX / Erath County

SUMMARY

Address

6688 S US Highway 377,

City, State Zip

Stephenville, TX 76401

County

Erath County

Type

Commercial

Latitude / Longitude

32.182333 / -98.268619

Dwelling Square Feet

6,168

Acreage

3.58

Price

\$1,995,000

Property Website

<https://www.mockranches.com/property/6688-s-us-highway-377-stephenville-texas-76401/erath/texas/94082/>



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PROPERTY DESCRIPTION

Prime commercial opportunity with exceptional visibility, access, and frontage along US Hwy 377 just south of Stephenville toward Dublin. The property consists of 3.582 acres positioned on a hard corner at US Hwy 377 and County Road 378, offering approximately 600 feet of frontage on Hwy 377 and 313 feet on CR 378. The corner configuration allows vehicles to cut across Hwy 377 directly from the county road intersection, providing strong ingress/egress and functional cross-access for customers and deliveries.

Improvements include a 6,168 SF commercial building with a versatile layout suitable for retail, office, or service-based use, paved parking, and efficient site circulation. The property is served by a water well and septic system, supporting a range of commercial operations. Currently occupied by a long-established local tenant, the site demonstrates strong functionality and visibility. Located within Stephenville's fast-growing Hwy 377 corridor, the property offers strong traffic exposure and long-term owner-user or investment potential.

Real estate only. Business, name, and inventory excluded. Buyer to verify all measurements, zoning, access, utilities, and permitted uses.

Showing Instructions:

This property is marketed and shown exclusively by The Mock Ranches Group, a team with Keller Williams Realty. Please contact [512-275-6625](tel:512-275-6625) for showing information. All appointments must be made with the listing broker and be accompanied.

Notice to Buyers Agents:

Buyer agents must make first contact and be present for all showings.

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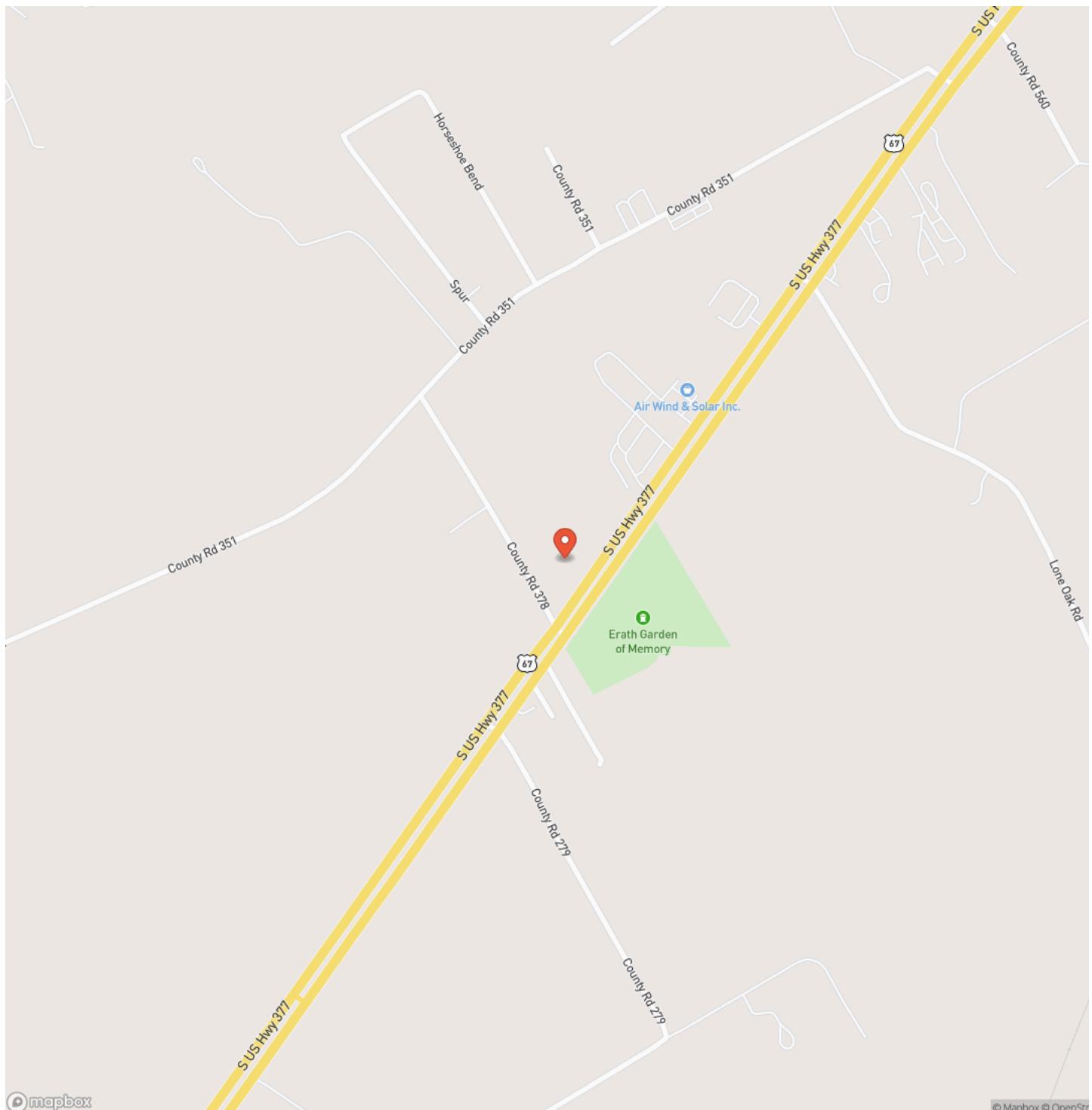
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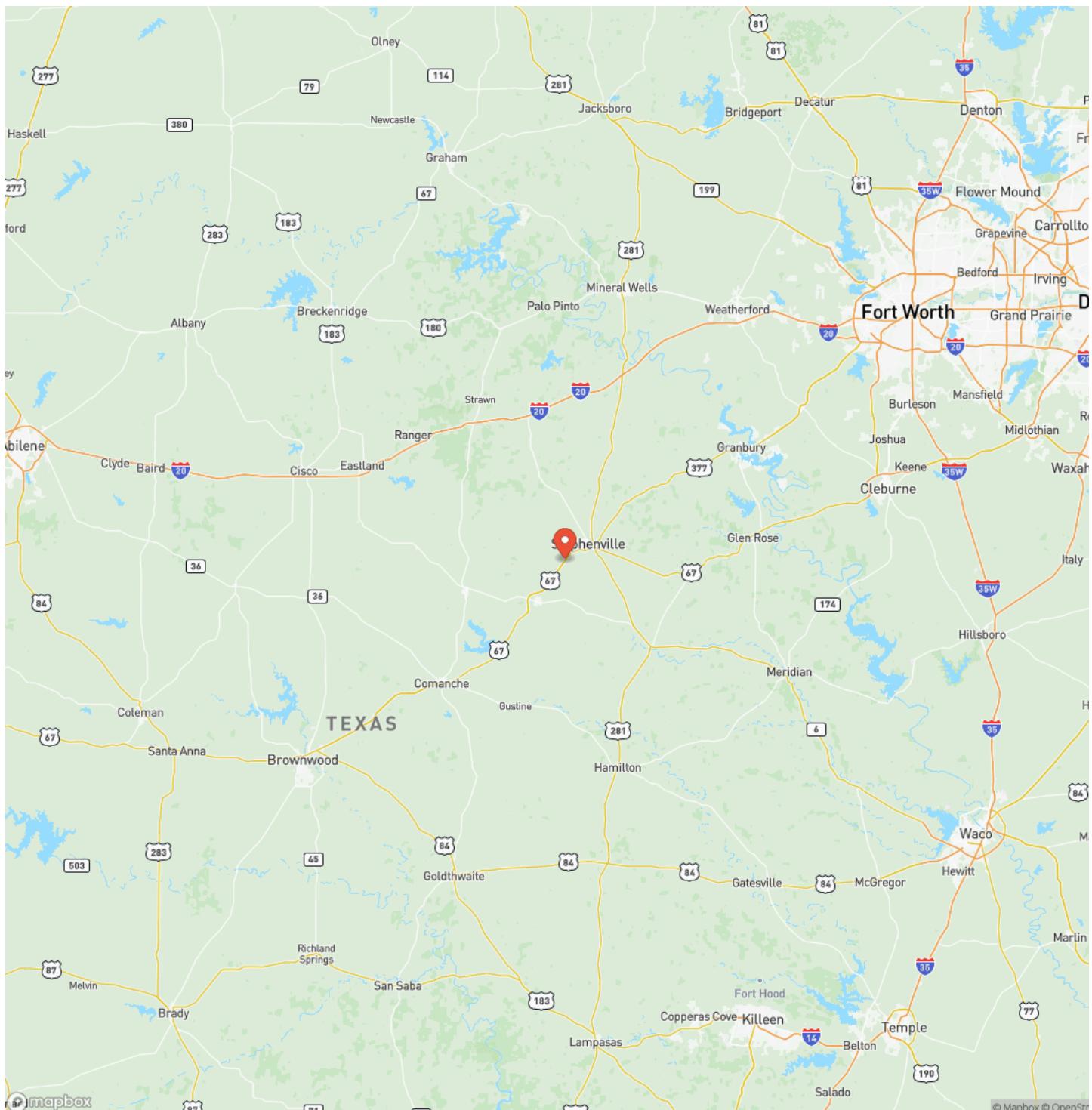
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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Lani Rust

Mobile

(817) 454-6676

Email

lanirust@mockranches.com

Address

439 S Graham St

City / State / Zip

Stephenville, TX 76401

NOTES

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Mockranches.com

DISCLAIMERS

The information contained herein has been gathered from sources deemed reliable; however, the Mock Ranches Group, Keller Williams Realty and its associates, members, agents and employees cannot guarantee the accuracy of such information. No representation is made as to the possible investment value or type of use. Prospective buyers are urged to verify all information to their satisfaction and consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that properties in the States of Texas are subject to many forces and impacts, natural and unnatural; including, but not limited to weather related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors and government actions. Prospective buyers should investigate any concerns to their satisfaction.

Mock Ranches Group at Keller Williams Realty
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