

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

\$1,995,000
3.580± Acres
Erath County



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

6168

Acreage

3.580

Price

\$1,995,000

Property Website

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



MORE INFO ONLINE:

Mockranches.com

PROPERTY DESCRIPTION

Prime commercial opportunity with excellent visibility and access along US Hwy 377 just south of Stephenville toward Dublin. Situated on 3.582 acres at the corner of US 377 and County Road 378, this property offers approximately 600 feet of frontage on Hwy 377 and 313 feet on CR 378, providing exceptional exposure for any business. The 6,168 sq ft commercial building is currently home to Texan Guns & Gear, a well-established local retailer, and features both a gun range used for training and rentals and a 3D target archery range. Improvements include retail, office, and storage areas, paved parking, and easy access for customers and deliveries. The layout supports a variety of commercial uses—retail, office, or service-based operations—with room to expand. Located in Stephenville's fast-growing 377 corridor, this property offers strong traffic counts and long-term investment potential. (Real estate only; business, name, and inventory excluded. Buyer to verify all measurements, zoning, 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:

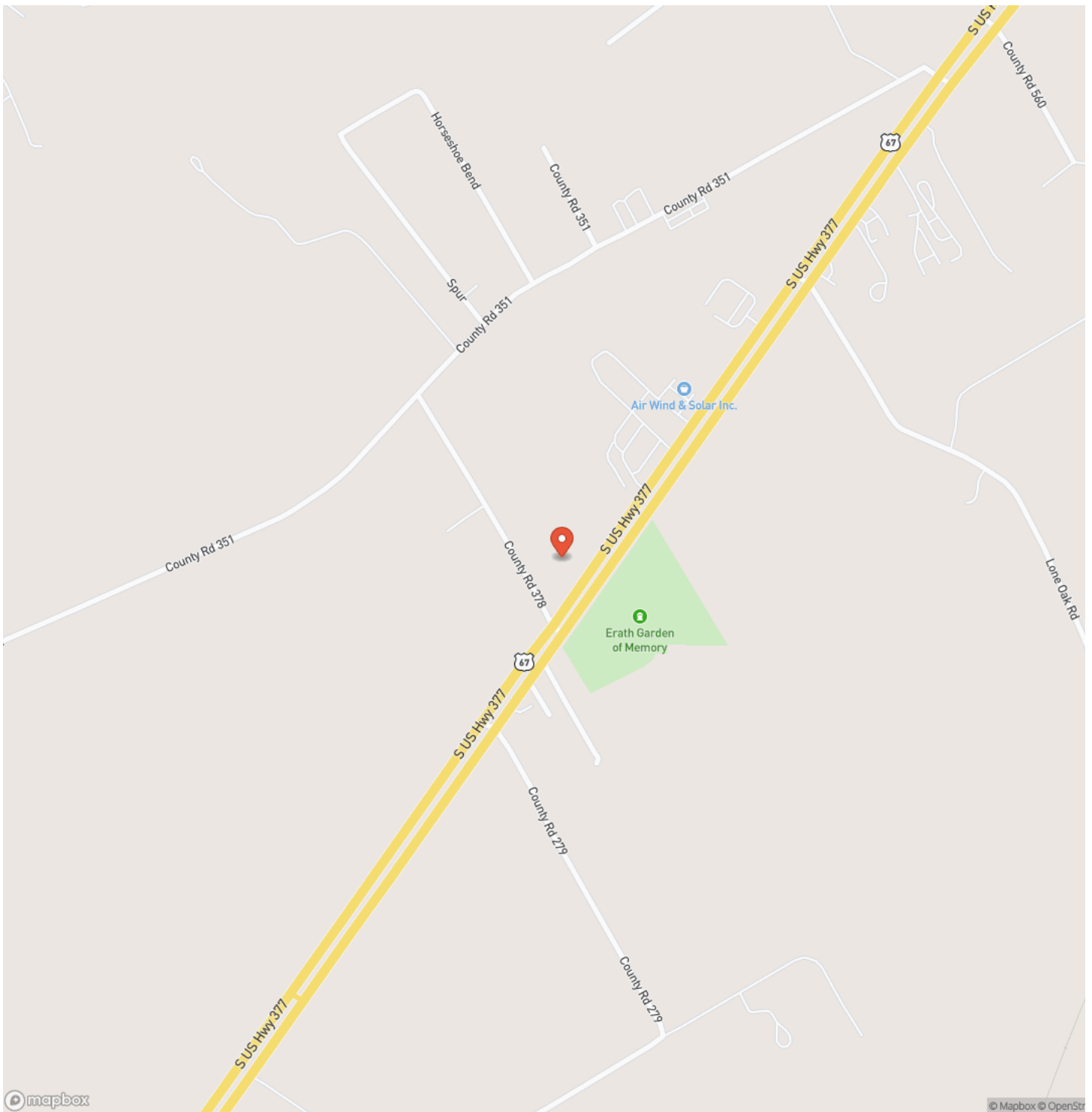
Buyer agents must make first contact and be present for all showings.

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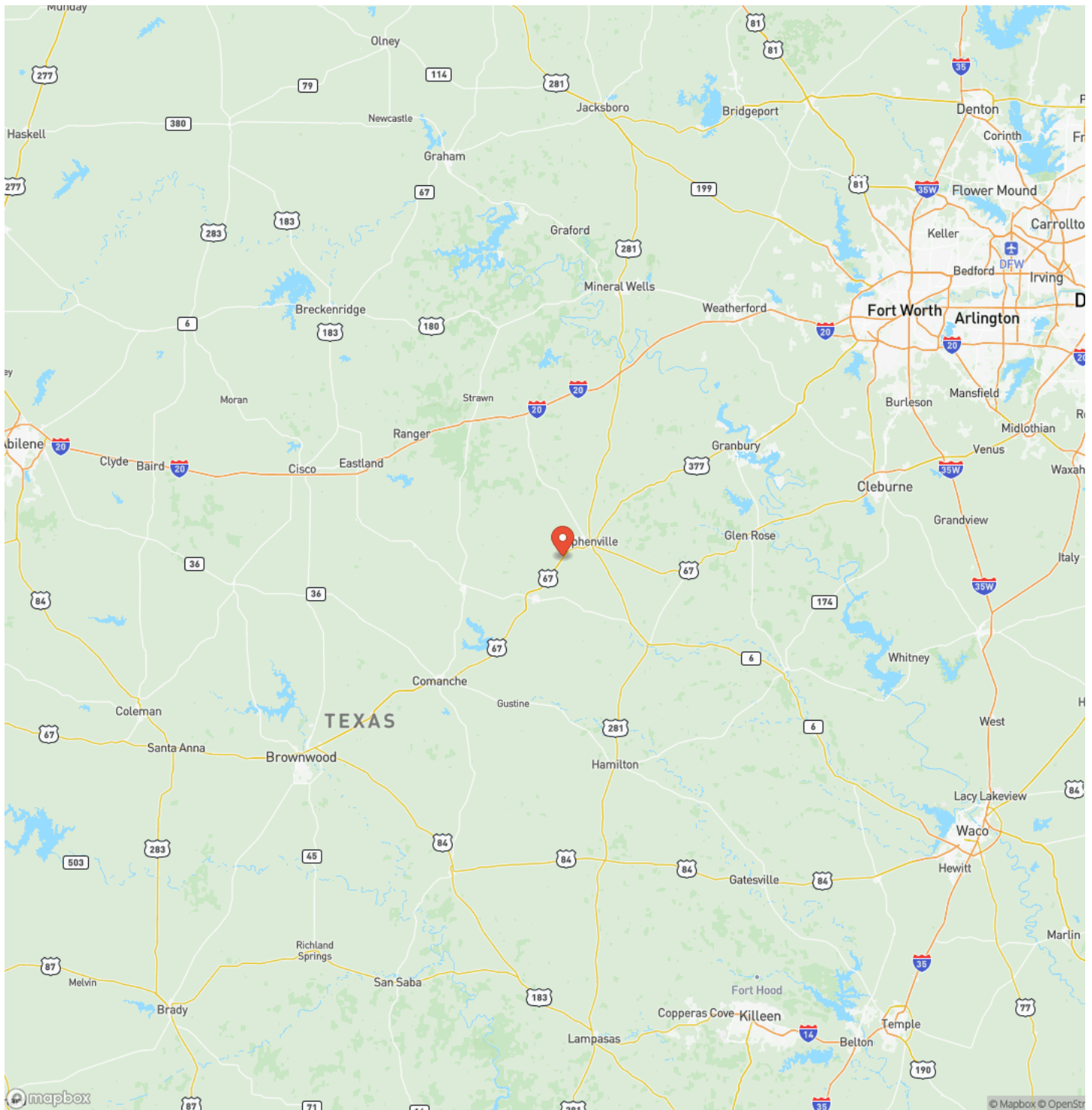
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Locator Map



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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

NOTES

[illegible]

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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