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RETAIL

Bosque River Centre

2900 W Washington St., Stephenville, TX 76401

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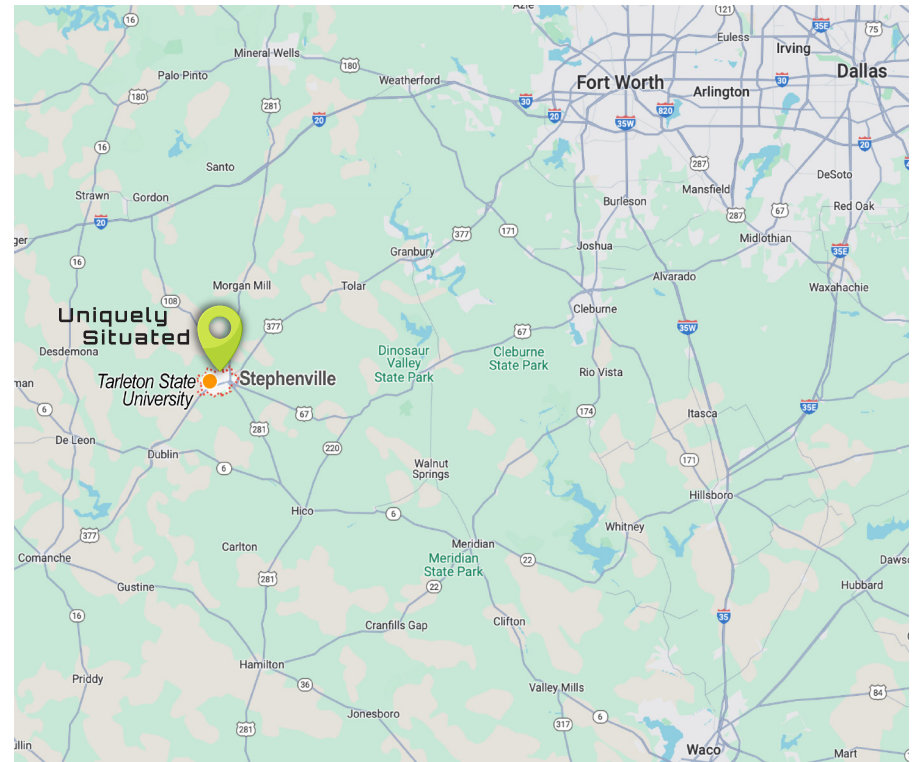
PROPERTY OVERVIEW

Nestled in the heart of Stephenville, the Cowboy Capital of Texas, **Bosque River Centre** stands as a thriving 221,294-square-foot shopping destination. Boasting a 98% occupancy rate, this prime commercial property showcases a robust tenant mix anchored by nationally recognized brands, including the second-best performing Tractor Supply store in Texas and other prominent retailers such as CiCi's Pizza, Dollar Tree, Hibbett Sports, Boot Barn, Ollie's, Cinemark, and Planet Fitness.

Strategically positioned with exceptional accessibility, Bosque River Centre offers unparalleled value through its excellent location, abundant parking, and competitive rental rates. The center's strong foundation of two-thirds national and regional credit tenants underscores its stability and continued relevance in serving the community's diverse shopping needs, making it an attractive investment opportunity for retailers and property investors alike.

Bosque River Centre area is home to Tarleton State University with more than 16,000 enrolled students.

CENTER TYPE	2900 W Washington St., Stephenville, TX 76401
STORES	36
PROPERTY TYPE	Power Center
GROSS LEASABLE AREA	221,294 SF
TOTAL LAND AREA	21.94 AC
BUILDINGS	2
PARKING	5.19 / 1,000
YEAR BUILT	1984
TRAFFIC	S. Washington St./Hwy 377 : 23,000 YPD Northwest Loop : 8,000 YPD



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PROPERTY HIGHLIGHTS



Market-Dominant, Open-Aire Center with National Anchor Draw

- Bosque River Center is a 221,294 square foot regional shopping destination within a growing trade area that extends beyond a 25-mile radius.
- Anchored by long-term leases with Boot Barn, SPEC'S, Ollie's, Tractor Supply, Planet Fitness and Hibbert Sports.
- Top ranked Tractor Supply store in the United States and Texas.

Exceptional Foot Traffic and Strong-Performing Stores Backed by Placer.ai Data

- More than **1.8 million customer visits** occurred at the center during the last 12 months.
- Tractor Supply's store is ranked in the top 1% of chain store visits nationally and statewide.
- Boot Barn's store is ranked in the top 25% of chain store visits nationally and statewide.
- Hibbett's store is ranked in the top 18% of chain store visits nationally and statewide.
- Dollar Tree's store is ranked in the top 40% of chain stores visited statewide and nationwide.
- CiCi's store ranked in the top 1% of chain stores visited statewide and top 12% nationwide.

Growing Population with Attractive Household Incomes

Per Stephenville Economic Development Authority:

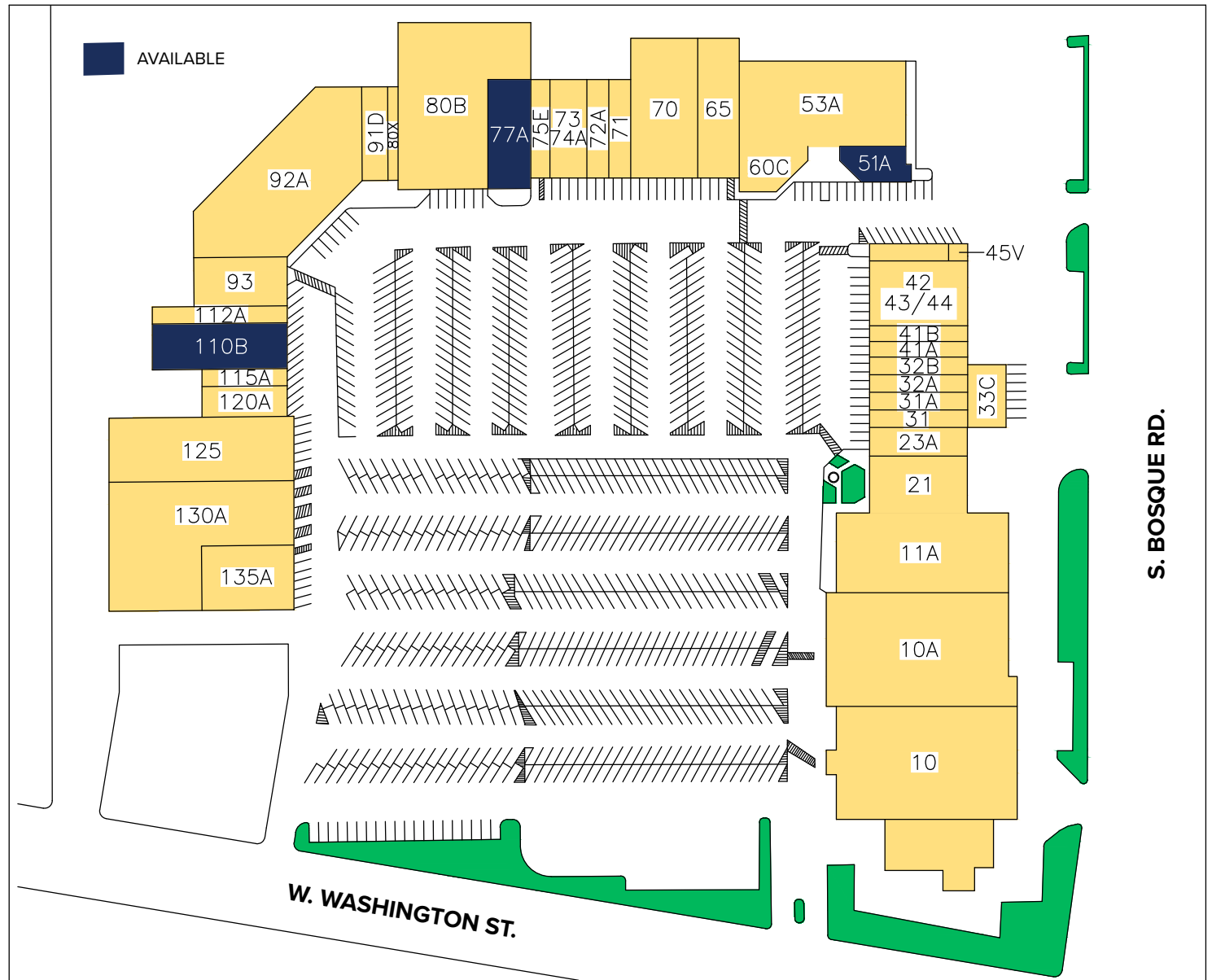
- 115,000+ Trade Area Population
- \$79,000 Mean Household Income
- \$1.4 Billion Yearly Retail Sales
- Home to Tarleton State University with more than 16,000 enrolled students

Prime Visibility and Excellent Access

Bosque River Centre is positioned at the key intersection of Northwest Loop and Hwy. 377/W. Washington Street with a traffic signal providing direct access into the shopping center. More than 31,000 vehicles pass by the center each day. There are two (2) large multi-tenant pylon signs along the perimeter of the shopping center that provide maximum tenant exposure.

ARCHITECTURAL SURVEY

UNIT	TENANT
10	TRACTOR SUPPLY CO
10A	OLLIE'S
11A	HIBBETT SPORTS
21	ANYTIME FITNESS
23A	SWINDLE'S JEWELRY
31	MARINE CORPS CAREER CENTER
31A	WORLD FINANCE
32A	VIP SPA NAIL
32B	BRANDED BEAUTY BAR
33C	ELECTRIC INK
41A	GROOMER HAS IT
41B	NUTRI SHOP
42,43/44	NOT TOO SHABBY
45V	MANAGEMENT OFFICE
51A	VACANT
53A	CINEMARK CINEMA
60C	GAMES & MOVIES
65	RENT A CENTER
70	DOLLAR TREE
71	JIU JITSU
72A	SUPER CUTS
73/74A	DPT THERAPY
75E	COZY MASSAGE
77A	VACANT
80B	PLANET FITNESS
80X	STORAGE/VACANT
91D	METRO BY T-MOBILE
92A	JUST RIGHT FURNITURE
93	CARA BLANCA MEAT MARKET
110B	VACANT
110D	
112A	ARMY CAREER CENTER
115A	VERDE CANNA BOUTIQUE
120A	4 KIDS ONLY
125	SPECS
130A	BOOT BARN
135A	CICI'S PIZZA

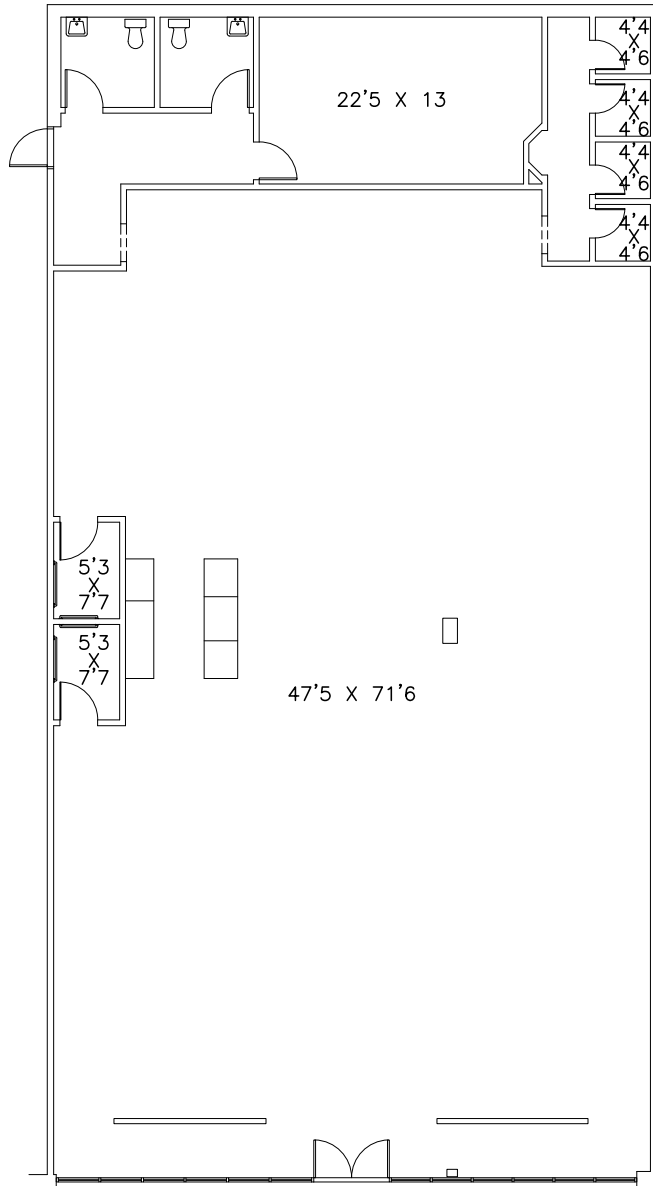


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PROPERTY HIGHLIGHTS

SUITE 110B

4,500 SF



- ✓ In-line retail space in dominant retail center in Stephenville, TX
- ✓ NNN lease
- ✓ Fully built-out as standard retail space
- ✓ Space is in excellent condition
- ✓ Central air conditioning
- ✓ Private restrooms

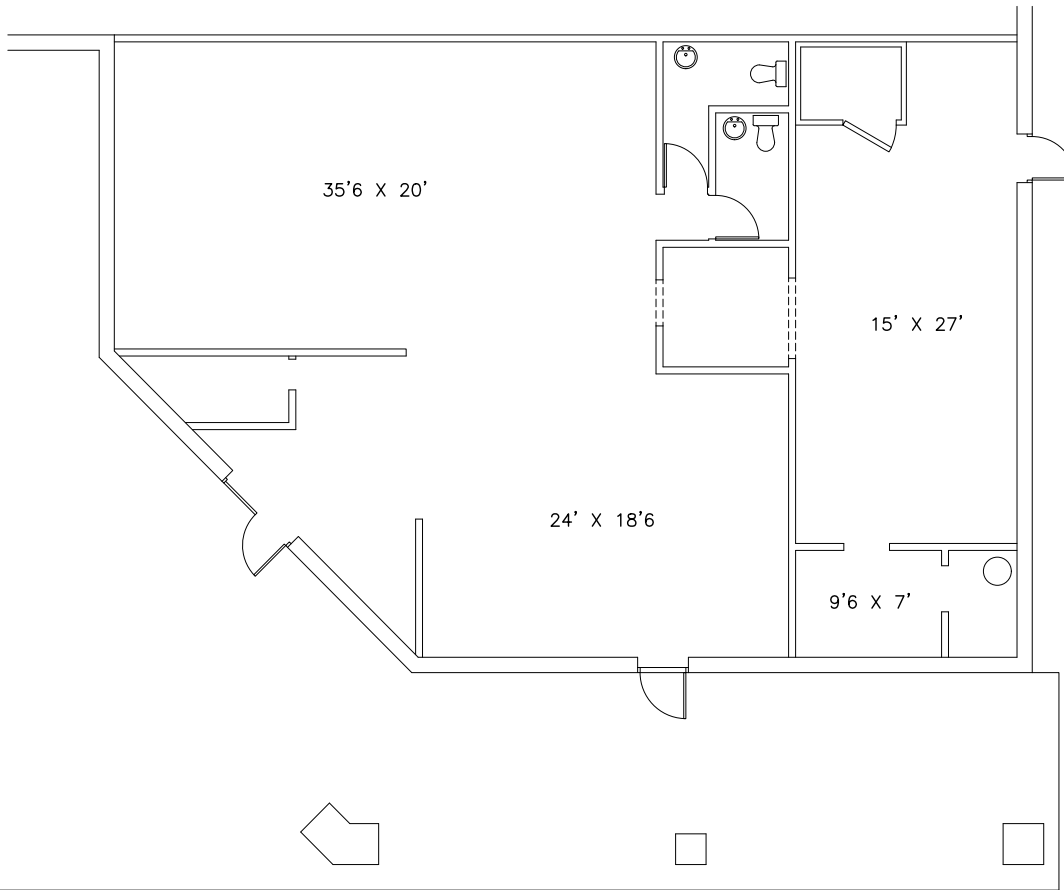


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PROPERTY HIGHLIGHTS

SUITE 51A

2,200 SF



- ✓ Highly desirable end cap space
- ✓ 2nd generation restaurant or small office space with restrooms and bathroom
- ✓ Plumbing in walls and floors remains; however vent hood has been removed.
- ✓ Dominant retail center in Stephenville, TX
- ✓ NNN lease
- ✓ Space is in excellent condition
- ✓ Central air conditioning
- ✓ Private restrooms

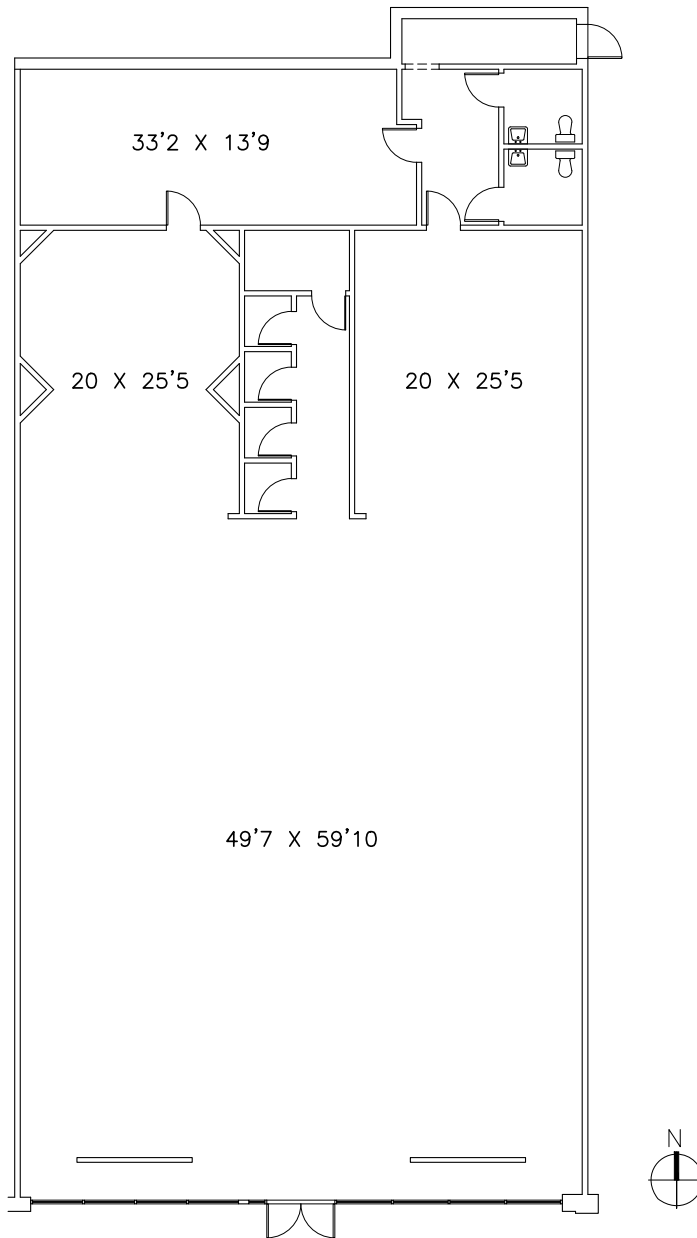


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PROPERTY HIGHLIGHTS

SUITE 80

5,227 SF



- ✓ Great visibility
- ✓ Approximately 50' of frontage
- ✓ Large retail showroom
- ✓ Small back of house
- ✓ Employee & public restrooms
- ✓ Very efficient design



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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Licensed Broker / Broker Firm or Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent / Associate

License No.

Email

Phone

Sales Agent / Associate's Name

License No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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