

FIRST FLOOR • FOR LEASE

118 E College Street

STEPHENVILLE, TEXAS 76401 • EST. 1885

KW

KELLER WILLIAMS
COMMERCIAL



AVAILABLE SPACE

±2,300 SF

First Floor • Pending Buildout

ASKING RATE

\$24.00/SF

Annual • NNN

YEAR BUILT

1885

Fully Renovated

CREATIVE USE

Flexible

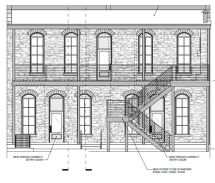
Retail • Office • Boutique

PROPERTY OVERVIEW

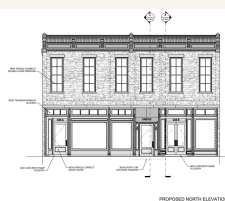
Historic 1885 Landmark — First Floor Space for Lease

Originally constructed in 1885, this landmark limestone building has been masterfully restored and is available for lease on the **first floor**. Offering approximately 2,300 square feet (pending final buildout), the space features stunning original masonry, exquisite **mahogany wood storefront millwork**, dramatic transom windows, and period-correct double-hung windows throughout.

Ideal for retail, boutique office, coffee shop, sandwich shop, or other creative concepts. Tenants will also enjoy exclusive access to a **private back porch** — not included in the quoted square footage — perfect for outdoor seating or additional business use.



ARCHITECTURAL ELEVATION



PROPOSED NORTH ELEVATION — ARCHITECT'S DRAWING

PROPERTY HIGHLIGHTS

- **Built 1885** — One of Stephenville's most storied historic commercial buildings
- **First Floor** — Approximately 2,300 SF pending buildout configuration
- **Private Back Porch** — Exclusive tenant access, not included in quoted SF
- **Mahogany Storefront** — Handcrafted millwork with large display windows and transom glazing
- **Prime Downtown Location** — High visibility on College Street with strong foot traffic
- **Creative Use** — Retail, office, boutique, coffee shop, sandwich shop & more
- **Fully Renovated** — New HVAC, plumbing & electrical throughout

LOCATION

118 E College Street
Stephenville, TX 76401
Erath County Seat • Near Tarleton State University

LISTING AGENTS

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Developer: Maynard Property Investment

General Contractor: Keewaydin Developments



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All information provided is deemed dr