

LARGE STORAGE YARD



440 FRANKSTON • JACKSONVILLE, TX 75766

INDUSTRIAL • WAREHOUSE • HWY 175 FRONTAGE

440 Frankston, Jacksonville, TX.

SALE / LEASE

Call Agent

FOR PRICING & DETAILS

±97,150 SF industrial warehouse on ±7 acres with a large outdoor storage yard, 3-phase power, ±2,000 SF of office, and fire sprinklers — on Hwy 175 near Hwy 69.

BUILDING SF 97,150	SITE SIZE 7 AC	OFFICE 2,000 SF	POWER 3-Phase
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LISTING BROKER

Larry Robbins

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CAPSTONE COMMERCIAL

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Dallas-Fort Worth, TX

OFFICE

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Dallas, TX

440 FRANKSTON • JACKSONVILLE, TX

Property Details.

PROPERTY OVERVIEW

440 Frankston is a ±97,150 SF industrial warehouse situated on ±7 acres in Jacksonville, Texas, with direct frontage on Hwy 175 near the Hwy 69 interchange. The property offers expansive clear-span warehouse space, ±2,000 SF of office, 3-phase power (208/120/120), and a full fire-sprinkler system — well suited for manufacturing, distribution, storage, or owner-user operations.

A large outdoor storage yard provides additional laydown and trailer space, while the highway frontage delivers strong visibility and access. Available for sale or lease, the property is a flexible value-add or owner-user opportunity in the growing East Texas / Cherokee County market.

PROPERTY HIGHLIGHTS

- ±97,150 SF industrial warehouse • ±7 acres of land
- 3-Phase Power • 208/120/120
- ±2,000 SF of office space
- Fire sprinklered throughout
- Large outdoor storage yard
- Hwy 175 frontage • near Hwy 69 • Cherokee County

PROPERTY SPECS

PROPERTY TYPE	Industrial Warehouse
BUILDING SF	±97,150 SF
SITE SIZE	±7 AC
OFFICE	±2,000 SF
POWER	3-Phase 208/120/120
SPRINKLER	Fire Sprinklered
COUNTY	Cherokee
MARKET	Jacksonville, TX
ZONING	Commercial
SALE PRICE	Call Agent
LEASE RATE	Call Agent



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Interior Photos.

WAREHOUSE & INTERIOR

±97,150 SF • CLEAR-SPAN



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Location • Trade Area

LOCATION & TRADE AREA



LOCATION

ADDRESS
**440 Frankston
Jacksonville, TX 75766**

Hwy 175 Frontage	Adjacent
Hwy 69 Interchange	Nearby
Walmart Supercenter	Nearby
CHRISTUS Mother Frances	Nearby
Downtown Jacksonville	±2 mi
Tyler, TX	±30 mi

Located on Hwy 175 near the Hwy 69 interchange in Jacksonville — a strategic East Texas industrial location with strong highway access between Tyler and the broader Cherokee County market.

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation. Square footage, acreage, zoning and distances are approximate and must be independently confirmed. © 2026 Capstone Commercial Real Estate Group.

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Information About Brokerage Services

Texas law requires all real estate license holders 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or, if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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<i>Buyer/Tenant/Seller/Landlord Initials</i>	<i>Date</i>		