



SCARBOROUGH  
COMMERCIAL REAL ESTATE



**FOR SALE**

*Nearly 5 Acres of Land for  
Commercial Development*

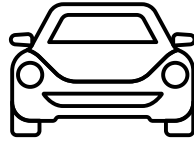
*000 N. Jackson St. | Jacksonville, TX 75766*

# INVESTMENT SUMMARY



PROPERTY SIZE

**4.49 ACRES**



TRAFFIC COUNT

**16,483 VPD**



PRICING

**\$499,000**

## INVESTMENT DETAILS:

### Property Overview:

Strategically located on N Jackson St with 545 feet of frontage, these two parcels combine for a 4.49-acre commercial tract that offers excellent visibility and access in the heart of Jacksonville, Texas.

The site benefits from a daily traffic count of 16,483 vehicles, making it an ideal location for retail, office, or mixed commercial development.

The property is bordered by Hwy 69 N to the west and Elberta St (MLK Jr Blvd) to the east, providing dual access points for future development or logistics flexibility.

### Property Features:

- **Pricing:** \$499,000
- **Total acreage:** 4.49
- **Traffic count:** 16,483 vpd
- **Frontage:** 545 feet
- **Zoning:** C - Commercial



## INVESTMENT HIGHLIGHTS:

- Zoned C-Commercial zoning, the property could support a wide range of uses, including retail; office or professional services; warehouse / flex space; restaurant or quick-service concept; or mixed-Use commercial development
- Property is flat and primarily cleared; will require weed / structure removal
- City water / sewage runs at the front of the property, but there is no current connection



## INVESTMENT CONTACT:

**Jarrod Ver Hey**

Associate

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# KEY DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
<b>POPULATION</b>				
2025 Estimated Population	2,234	13,360	19,097	27,728
2030 Projected Population	2,195	13,181	19,075	28,167
2020 Census Population	2,203	13,642	19,276	27,234
2010 Census Population	2,205	14,285	19,628	27,067
Projected Annual Growth Percentage 2025 to 2030	-0.35	-0.27	-0.02	0.32
Historical Annual Growth Percentage 2010 to 2025	0.09	-0.43	-0.18	0.16
Median Age	31.33	30.43	32.67	35.03
Population Density (/Square Mile)	711.09	472.51	243.15	88.26
<b>HOUSEHOLDS</b>				
2025 Estimated Households	756	4,632	6,810	10,008
2030 Estimated Households	745	4,596	6,833	10,221
2020 Census Households	764	4,768	6,918	9,929
2010 Census Households	763	4,793	6,836	9,661
Projected Annual Growth Percentage 2025 to 2030	-0.29	-0.16	0.07	0.43
Historical Annual Growth Percentage 2010 to 2025	-0.06	-0.22	-0.02	0.24
<b>INCOME</b>				
Average household Income	\$57,855	\$67,714	\$72,786	\$79,416
Median household income	\$37,138	\$47,927	\$52,431	\$55,234
Per capita income	\$19,768	\$23,561	\$26,056	\$28,736
<b>EDUCATION</b>				
High School Graduate	33.55%	27.35%	28.39%	30.74%
Some College	15.31%	20%	20.37%	20.48%
Associate Degree	9.21%	7.59%	7.49%	7.52%
Bachelor's Degree	3.60%	12.05%	13.35%	13.52%
Graduate or Professional Degree	8.13%	9.24%	8.85%	8.29%
<b>BUSINESS</b>				
Total Establishments	60	670	769	872
Total Employees	837	6,790	7,590	8,211
Average Employees Per Business	13.92	10.13	9.86	9.41
Residential Population Per Business	37.16	19.93	24.82	31.78



# 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.

**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.

**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.

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