

FOR SALE

325 Neches St., Jacksonville, TX 75766

OFFICE PARK INVESTMENT OPPORTUNITY



SALE PRICE

\$775,000

OFFERING SUMMARY

Building Size:	7,000 SF
Available SF:	
Lot Size:	0.5 Acres
Price / SF:	\$110.71
Cap Rate:	9.17%
NOI:	\$71,040
Market:	East Texas
Submarket:	Jacksonville

PROPERTY OVERVIEW

Multi Tenant Investment Property; Land: Approx. 0.5 Acre
Improvements: Two Freestanding Office Buildings
Centrally located in downtown Jacksonville with easy access to Hwy. 69 & Hwy. 79.

Features
Year Built: 2006-2008

Parking: Ample Open Surface

PROPERTY HIGHLIGHTS

- Building 1 (325 Neches St.) +/- 4,000 sf, build in 2006
- Building 2 (335 Neches St.) +/- 3,000 sf, build in 2008
- Concrete foundation, frame construction with composition roof and brick & stone veneer
- Approx. 200' of frontage on Neches St. just east of US Hwy. 69
- Highway 69 is the major north-south thoroughfare in the market area

Sale Brochure

PRESENTED BY:

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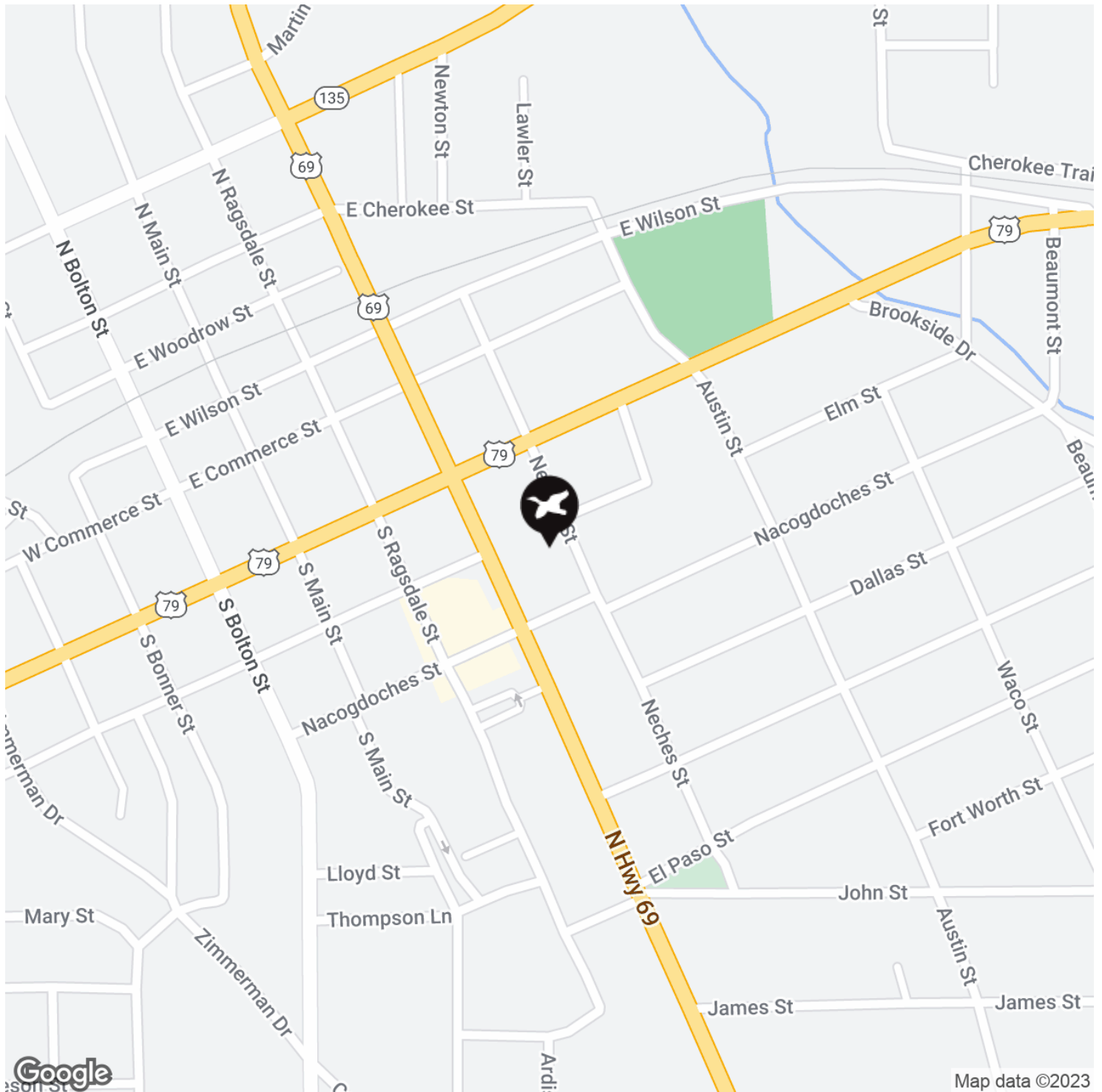
Sale Brochure

ADDITIONAL PHOTOS

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Sale Brochure

LOCATION MAP