

FOR LEASE

Former Walgreens Location for Lease | 1329 S Jackson St | Jacksonville, TX 75766



## INVESTMENT SUMMARY



PRICING

\$32/SF + NNN



TRAFFIC COUNT

22,279 VPD



LAND

0.613 Acres

### INVESTMENT HIGHLIGHTS:

- 2,170 SF former Walgreens w/ drive-thru
- 22,279 VPD traffic count
- 200 feet of frontage at signalized intersection of Hwy 69 and Tena St.
- City water/sewer
- Retail-QSR zoning in place
- Neighboring Retailers: Walmart, Super 1 Foods, Subway, Wendy's, Chili's, Dairy Queen





## INVESTMENT DETAILS:

This 2,170 SF building, a former Walgreens's location, is strategically located on a 0.613-acre lot at a signalized intersection along Highway 69. With 200 feet of road frontage and a daily traffic count of 22,279 vehicles, this property offers unmatched visibility and accessibility for a wide range of businesses.

The site benefits from established retail zoning and is equipped with an existing drive-thru, making it ideal for quick-service restaurants, retail, or other customer-oriented businesses. Situated within walking distance of major national retailers and dining establishments—including Walmart Supercenter, Super 1 Foods, Subway, Wendy's, Chili's, and Dairy Queen—this property is positioned in a thriving commercial hub.

This prime location, combined with high traffic exposure and proximity to key amenities, presents an outstanding opportunity for any business seeking to grow in the Jacksonville, TX market.

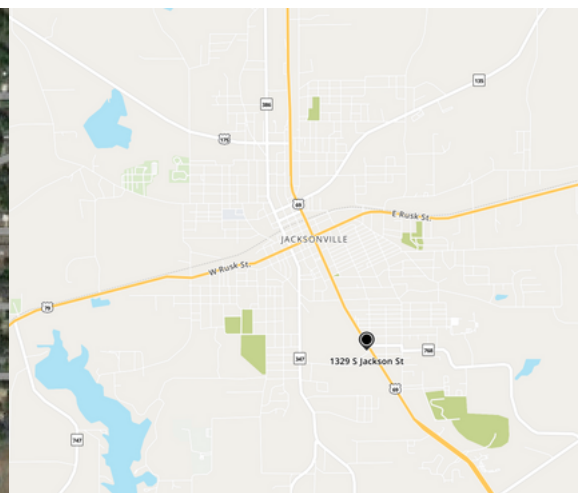
- **Prime Location:** Located at a signalized intersection on Highway 69 with 200 feet of road frontage
- **High Visibility:** Daily traffic count of 22,279 vehicles ensures consistent exposure
- **Versatile Building:** 2,170 SF structure, former Walgreens
- **Retail Zoning:** Established zoning in place, suitable for various retail or quick-service businesses
- **Drive-Thru Feature:** Equipped with an existing drive-thru for added convenience and customer appeal
- **Ample Lot Size:** Situated on 0.613 acres with ample parking space for easy customer access
- **Proximity to Major Retailers:** Walking distance to Walmart Supercenter, Super 1 Foods, Subway, Wendy's, Chili's, and Dairy Queen

## INVESTMENT CONTACT:



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# Key Demographics

	<u>1-Mile Radius</u>	<u>3-Mile Radius</u>
<b>Population</b>		
2024 Estimated Population	6,354	15,122
2029 Projected Population	6,800	16,018
2020 Census Population	6,198	14,833
2010 Census Population	6,405	16,003
Projected Annual Growth 2024 to 2029	1.40%	1.18%
Historical Annual Growth 2010 to 2024	-0.06%	-0.39%
Median Age	29.96	31.23
Population Density (/Square Mile)	2,022.63	534.85
<b>Households</b>		
2024 Estimated Households	2,321	5,386
2029 Estimated Households	2,434	5,597
2020 Census Households	2,266	5,295
2010 Census Households	2,267	5,522
Projected Annual Growth 2024 to 2029	0.98%	0.79%
Historical Annual Growth 2010 to 2024	0.17%	-0.18%
<b>Income</b>		
Average household Income	\$76,048	\$73,813
Median household income	\$51,868	\$52,740
Per capita income	\$27,843	\$26,373
<b>Education (Age 25+)</b>		
Less than 9th Grade	13.92%	12.85%
Some High School	5.91%	10.04%
High School Graduate	19.90%	24.97%
Some College	23.61%	19.75%
Associate Degree	5.32%	6.86%
Bachelor's Degree	19.99%	15.60%
Graduate or Professional Degree	11.35%	9.92%



# 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.

11-2-2015



## 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date