

# 212 N. CHURCH STREET

**Jacksboro, Texas**

**Prime Downtown Commercial Property**

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## PROPERTY OVERVIEW

212 N. Church Street is a centrally located commercial property positioned just steps from the historic Jacksboro town square. This location offers exceptional visibility, walkability, and access to the city's most active commercial corridor. Surrounded by established businesses, civic buildings, and community amenities, the property is ideally suited for retail, office, service-based operations, or redevelopment. Public records classify the site as **Commercial (NEC)**, providing broad flexibility for future use.

## PROPERTY HIGHLIGHTS

- Prime downtown location near the town square
- Strong visibility and signage presence
- Commercial (NEC) classification
- Walkable access to restaurants, shops, and civic buildings
- Flexible interior layout for multiple business types
- Easy access to US-281 and TX-199
- Ideal for owner-user or investor
- Surrounded by stable local businesses

## DETAILED DESCRIPTION

This versatile commercial property sits on a well-proportioned lot with efficient frontage along N. Church Street. The building's footprint supports both open-concept layouts and segmented interior configurations, allowing future occupants to tailor the space to their operational needs. Its manageable size makes it ideal for small business owners, while its location and zoning flexibility also appeal to investors seeking a stable, adaptable asset.

The surrounding area blends historic charm with functional commercial infrastructure. Customers and employees enjoy walkable access to restaurants, retail shops, municipal buildings, and community services. The property also benefits from convenient access to major regional routes, including US-281 and TX-199, connecting Jacksboro to the broader North Texas region.

## **LOCATION ADVANTAGES**

- Located in Jacksboro's primary commercial district
- Steps from the town square and community event hub
- Surrounded by established local businesses
- Walkable, customer-friendly environment
- Ample street parking
- High visibility for branding and signage
- Strong local customer base with regional traffic flow

## **IDEAL USES**

- Retail boutique or specialty shop
- Professional office (legal, financial, real estate, consulting)
- Service business (salon, wellness, repair, studio)
- Administrative or operational office
- Small medical or dental practice
- Redevelopment into a modern commercial space

## **INVESTMENT APPEAL**

- Flexible commercial classification
- Strong downtown positioning
- Adaptable layout for multiple business types
- Stable local market with consistent activity
- Suitable for long-term leasing or owner-occupancy
- Opportunity for value-add improvements or repositioning

## **AMENITIES LIST**

### **General Property Information**

- Property Type: Commercial (NEC)
- Location: Downtown Jacksboro, near town square
- Visibility: High visibility along N. Church Street
- Access: Walkable district with nearby parking
- Zoning: Commercial (per public records; verify with city)

### **Building Features**

- Flexible interior layout
- Suitable for retail, office, or service use
- Strong signage potential • Efficient building footprint
- Adaptable for open or segmented floor plans

### **Site Features**

- Central downtown location
- Street frontage on N. Church Street
- Walkable access to restaurants, shops, and civic buildings
- Close to major thoroughfares (US-281, TX-199)

### **Utilities & Infrastructure**

- Standard commercial utility availability
- Municipal water and sewer
- Street lighting and pedestrian access

### **Market & Location Advantages**

- Located in Jacksboro's primary commercial corridor
- Consistent foot and vehicle traffic
- Proximity to community events and civic activity
- Strong local customer base
- Surrounded by established businesses

### **Ideal Uses**

- Retail
- Office
- Service business
- Medical/dental
- Boutique commercial
- Redevelopment opportunity

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## **CONTACT INFORMATION**

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