

# INDUSTRIAL PROPERTY FOR SALE

## SALE PRICE: \$350,000



## ***3013 N Jackson St***

Jacksonville, TX 75766

- Prime NW corner location at Hwy 69 N (Jackson St) & Anvil St
- Total land area: ±4.134 acres
- Industrial building with ±14' clear height
- 3-phase 480V power and heavy-duty ventilation system
- One dock-high loading point for efficient operations
- Paved and fenced yard with extensive truck/trailer parking (±3 acres of concrete)
- Strong credit tenant in place through January 2028
- Excellent Hwy 69 frontage for visibility and access

**Philip Humber, CCIM**

Associate Broker

281.382.1438

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**PROPERTY DESCRIPTION**

Located at the highly visible northwest corner of Hwy 69 N (Jackson St) and Anvil St, this 4.134-acre industrial property offers exceptional frontage and accessibility. The site features a well-maintained industrial building equipped with 3-phase 480V power, a heavy-duty ventilation system, and a functional dock for loading operations. A credit tenant is in place through January 2028, providing stable income for investors. With a paved and fenced yard, 14' clear height, and extensive truck/trailer parking on approximately 3 acres of concrete, this property is ideal for industrial users seeking highway visibility and capacity.

**OFFERING SUMMARY**

Sale Price:	\$350,000
Lot Size:	4.134 Acres
Building Size:	10,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	24	68	251
Total Population	73	197	739
Average HH Income	\$59,637	\$68,929	\$67,911

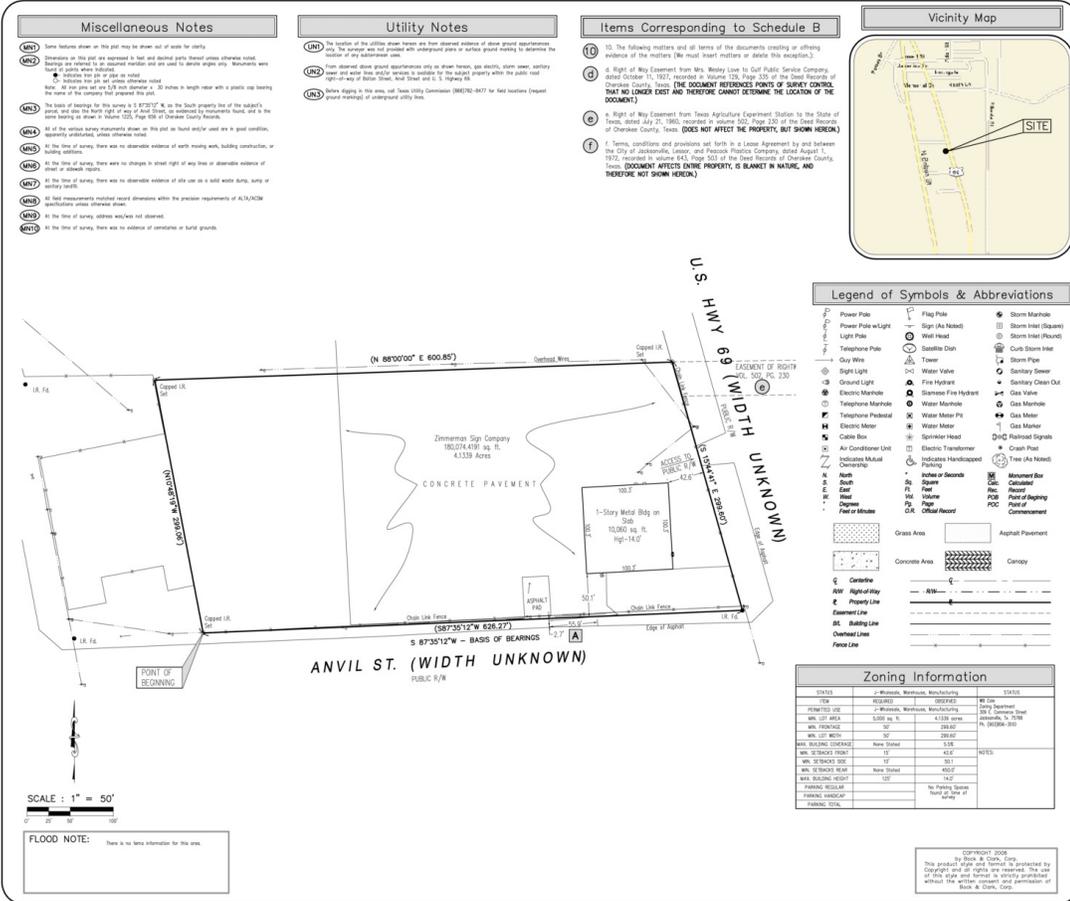
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### Record Legal Description

All that certain lot, tract or parcel of land lying and situated in Cherokee County, Texas, more particularly described as follows: A certain tract and to wit: certain portions of the acreage previously shown in T-11912-10000.

All that certain tract or parcel of land situated with Block 1 of the BOKS# 024000 3482 (1924) Survey, 4th and 5th Additions, Jacksonville, Texas, and being a part of a certain 4.2 acre tract as described in an Agreement of Lease from Pacific Properties, Inc. to Zimmerman Development Group, dated October 21, 1993, recorded in Volume 120, Page 533 of the Deed Records of Cherokee County, Texas, and being more particularly described as follows:

BEING all of 1/2 acre tract and the portion of the Southwest corner of the above referenced 4.2 acre tract and to wit: a certain 0.2000 acre tract to a 1/2 acre tract and the Northwest corner of said 1/2 acre tract.

BEING North 10 deg. 48 min. 18 sec. East, the West line of said 4.2 acre tract to the East line of said 1/2 acre tract, a distance of 200.00 feet to a 1/2 acre tract and the Northwest corner of said 1/2 acre tract.

BEING North 10 deg. 48 min. 18 sec. East, the West line of said 4.2 acre tract to the East line of said 1/2 acre tract and the Northwest corner of said 1/2 acre tract, a distance of 200.00 feet to a 1/2 acre tract and the Northwest corner of said 1/2 acre tract.

BEING North 10 deg. 48 min. 18 sec. East, the West line of said 4.2 acre tract to the East line of said 1/2 acre tract and the Northwest corner of said 1/2 acre tract, a distance of 200.00 feet to a 1/2 acre tract and the Northwest corner of said 1/2 acre tract.

BEING North 10 deg. 48 min. 18 sec. East, the West line of said 4.2 acre tract to the East line of said 1/2 acre tract and the Northwest corner of said 1/2 acre tract, a distance of 200.00 feet to a 1/2 acre tract and the Northwest corner of said 1/2 acre tract.

BEING North 10 deg. 48 min. 18 sec. East, the West line of said 4.2 acre tract to the East line of said 1/2 acre tract and the Northwest corner of said 1/2 acre tract, a distance of 200.00 feet to a 1/2 acre tract and the Northwest corner of said 1/2 acre tract.

The above description of land is the same as described in First Addition Title Insurance Company Certificate No. 0002123 bearing an effective date of January 15, 2008.

### Statement of Encroachment

A. Subject's concrete encroachment on the South property line, also being the North Right of Way line of said tract, with corners 1/2 by 1/2 foot in nature as shown herein.

### ALTA/ACSM Land Title Survey

for  
**Hendricks Development**  
3013 Jackson Street  
Jacksonville, TX  
B&C #20060204-12

Surveyor's Certification

I, \_\_\_\_\_ (State company) and Brock & Clark Corporation, the undersigned certifies that to the best of his professional knowledge, information and belief, this map or plat and the Survey on which it is based were made on the date shown above of the premises specifically described in First Addition Title Insurance Company Commitment No. 0002123 dated January 22, 2008 and were made (1) in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Survey, jointly established and adopted by ALTA and NSPS in 2005; (2) in accordance with the Survey Requirements for Hendricks Development Group 2006 Survey, dated January 9, 2008 and includes Items 1, 2, 3, 4, 6, 7, 8, 9, 10, and 11(a) of Table A as specifically defined therein; and (3) pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that specified therein.

William S. Abraham, R.P.L.S.  
Registration No. 2002 in the State of Texas  
Date of Survey 4/23/2008  
Date of Last Revision 5/2/2008  
Minimum Project No. 20060204-12

Survey Performed By:  
Brock & Clark Corporation  
1823 Fort View Road  
Austin, TX 78754  
Phone: 1-800-781-4399  
Fax: 512-454-1534  
Email: bick@b2clark.com

Drawn by: BCK  
Approved by: BCK  
Date: 4/23/2008  
Scale: 1" = 50'

Drawn by: BCK  
Approved by: BCK  
Date: 4/23/2008  
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Google

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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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.

2-10-2025



### 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. **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.

**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.

Burns Commercial Properties, LLC	<b>592818</b>		(903) 534-1200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Mark Whatley</b>	<b>423898</b>	<b>mwhatley@bcptx.com</b>	(903) 530-0955
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Philip Humber</b>	<b>675335</b>	<b>phumber@bcptx.com</b>	(281) 382-1438
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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