

FOR LEASE



1009 S Jackson Street
Jacksonville, TX 75766



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Property Highlights



ADDRESS

1009 S Jackson Street
Jacksonville TX 75766



SIZE

1,542-3,084 SF



YEAR BUILT/RENOVATED

2006



TRAFFIC COUNTS

S Jackson Street: 23,500 VPD

PROPERTY OVERVIEW

- Two 1,542 SF adjacent suites available and can be combined. One is finished out as a salon the other is a general retail store front.
- 39,528-Square Foot, Multi-Tenant Retail Center | Shadow-Anchored by Walmart Supercenter and Super 1 Foods
- Anchored by Super Gallo Mercado Grocery Store
- 100% Occupied | 89% of the Gross Leasable Area has Net Leases
- Complementary Mix of Service-Oriented, Internet-Resistant Businesses
- Located in a Dense Retail Trade Area on South Jackson Street/Highway 69, the City's Major North/South Thoroughfare
- Easily Accessible from Multiple Ingress and Egress Points
- Close Proximity to Local Schools Providing Additional Traffic to the Area
- Located in Cherokee County and part of the Tyler Jacksonville Combined Statistical Area
- 28 Miles South of Tyler, Texas | The Largest City in Northeast Texas

SURROUNDING RETAIL

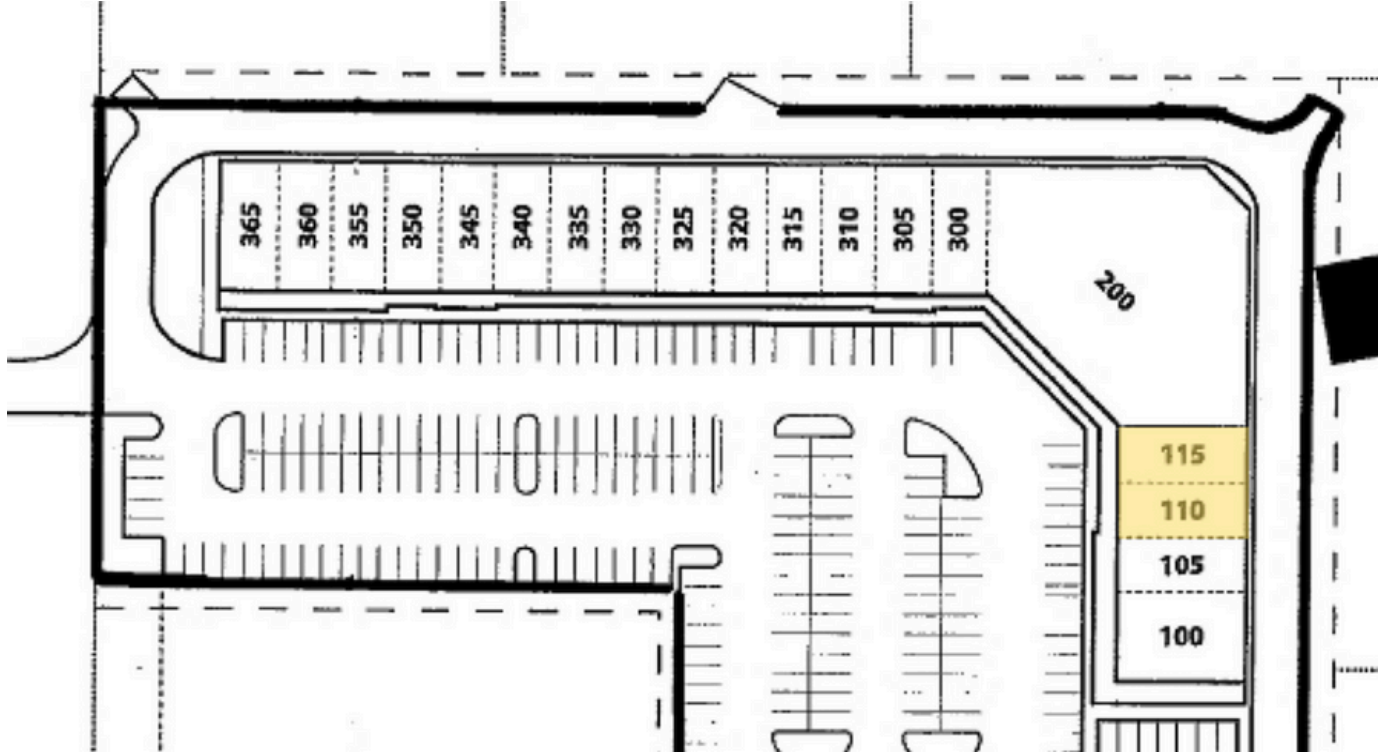


SUITE 110 & 115



TENANTS

- 100 Breaking Bread
- 105 Little Caesars
- 110 Vacant
- 115 Vacant
- 200 Super Gallo
- 300 Coyote Western Wear
- 305 Nails By Rose
- 310 Factory Connection
- 325 Clinica Hispana
- 330 Dossey Street and Co.
- 335 J-Mart Beauty Supply
- 345 H&R Block
- 350 Ruby's Mexican Food
- 365 Rent-Buy

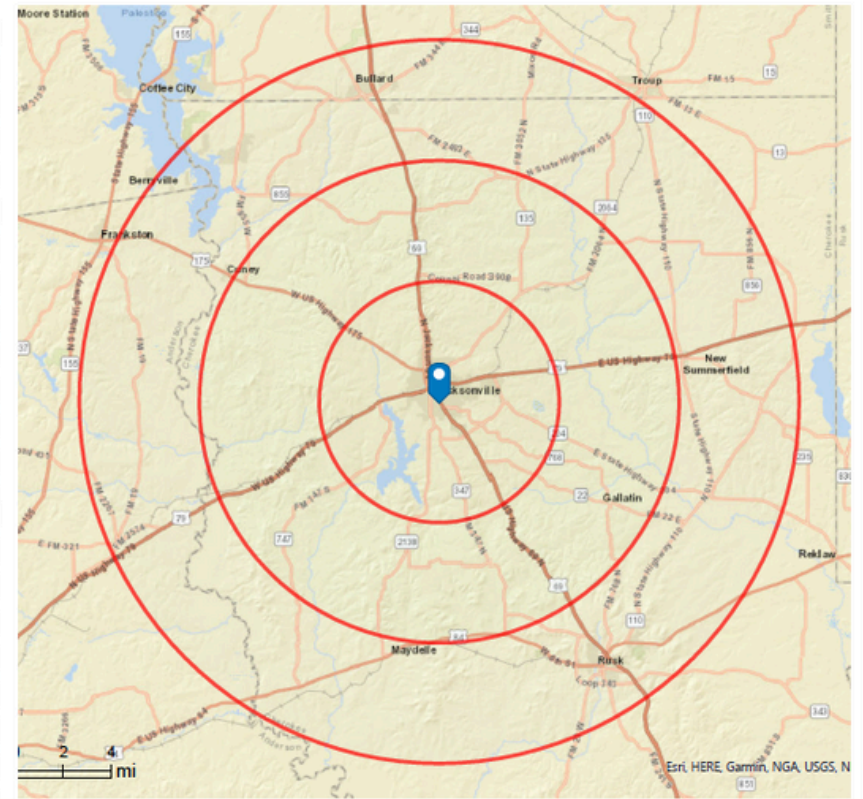


PROPERTY PHOTOS



DEMOGRAPHICS

	5 miles	10 miles	15 miles
Population Summary			
2000 Total Population	18,958	25,379	43,504
2010 Total Population	20,257	27,459	48,590
2021 Total Population	21,950	29,772	54,042
2021 Group Quarters	777	846	2,648
2026 Total Population	22,404	30,445	55,776
2021-2026 Annual Rate	0.41%	0.45%	0.63%
2021 Total Daytime Population	22,164	28,783	50,083
Workers	9,227	11,026	18,520
Residents	12,937	17,757	31,563
Household Summary			
2000 Households	6,834	9,318	15,398
2000 Average Household Size	2.68	2.65	2.65
2010 Households	7,091	9,844	16,943
2010 Average Household Size	2.74	2.70	2.71
2021 Households	7,653	10,628	18,820
2021 Average Household Size	2.77	2.72	2.73
2026 Households	7,795	10,843	19,390
2026 Average Household Size	2.77	2.73	2.74
2021-2026 Annual Rate	0.37%	0.40%	0.60%
2010 Families	5,005	7,058	12,309
2010 Average Family Size	3.30	3.22	3.20
2021 Families	5,354	7,554	13,570
2021 Average Family Size	3.34	3.25	3.24
2026 Families	5,439	7,688	13,953
2026 Average Family Size	3.35	3.27	3.25
2021-2026 Annual Rate	0.32%	0.35%	0.56%
Housing Unit Summary			
2000 Housing Units	7,652	10,486	17,514
Owner Occupied Housing Units	58.4%	62.5%	64.8%
Renter Occupied Housing Units	30.9%	26.4%	23.2%
Vacant Housing Units	10.7%	11.1%	12.1%
2010 Housing Units	8,100	11,299	19,493
Owner Occupied Housing Units	56.2%	60.0%	63.4%
Renter Occupied Housing Units	31.3%	27.2%	23.5%
Vacant Housing Units	12.5%	12.9%	13.1%
2021 Housing Units	8,651	12,066	21,398
Owner Occupied Housing Units	55.5%	59.3%	63.1%
Renter Occupied Housing Units	33.0%	28.8%	24.8%
Vacant Housing Units	11.5%	11.9%	12.0%
2026 Housing Units	8,828	12,328	22,052
Owner Occupied Housing Units	56.3%	60.2%	64.1%
Renter Occupied Housing Units	32.0%	27.7%	23.8%
Vacant Housing Units	11.7%	12.0%	12.1%
Median Household Income			
2021	\$49,073	\$50,884	\$52,961
2026	\$51,356	\$53,608	\$56,783
Median Home Value			
2021	\$118,069	\$124,978	\$142,331
2026	\$146,717	\$162,186	\$191,468
Per Capita Income			
2021	\$21,863	\$22,911	\$23,896
2026	\$23,542	\$24,905	\$26,340
Median Age			
2010	33.6	35.3	37.0
2021	34.9	36.9	38.6
2026	35.4	37.5	39.2
2021 Households by Income			
Household Income Base	7,653	10,628	18,820
<\$15,000	14.4%	13.2%	11.4%
\$15,000 - \$24,999	12.7%	11.6%	11.3%
\$25,000 - \$34,999	9.7%	9.5%	8.8%
\$35,000 - \$49,999	13.9%	14.6%	15.1%
\$50,000 - \$74,999	20.3%	20.1%	19.7%
\$75,000 - \$99,999	10.0%	11.3%	12.1%
\$100,000 - \$149,999	13.3%	13.2%	14.0%
\$150,000 - \$199,999	3.7%	4.5%	5.1%
\$200,000+	2.1%	2.0%	2.5%
Average Household Income	\$62,545	\$64,487	\$68,333



	5 miles	10 miles	15 miles
2021 Population 25+ by Educational Attainment			
Total	13,837	19,362	36,450
Less than 9th Grade	12.1%	10.1%	8.2%
9th - 12th Grade, No Diploma	12.3%	11.3%	10.4%
High School Graduate	21.3%	21.6%	21.5%
GED/Alternative Credential	8.6%	8.5%	8.3%
Some College, No Degree	17.5%	20.0%	22.6%
Associate Degree	8.8%	8.8%	8.6%
Bachelor's Degree	13.3%	13.6%	14.0%
Graduate/Professional Degree	6.0%	6.1%	6.4%
2021 Employed Population 16+ by Industry			
Total	9,081	12,093	21,313
Agriculture/Mining	4.3%	4.6%	5.0%
Construction	8.6%	9.9%	10.9%
Manufacturing	13.5%	13.0%	11.2%
Wholesale Trade	1.9%	1.9%	2.6%
Retail Trade	12.0%	11.1%	11.4%
Transportation/Utilities	5.3%	4.8%	4.6%
Information	1.5%	1.6%	1.2%
Finance/Insurance/Real Estate	2.5%	3.4%	4.1%
Services	46.0%	44.9%	43.8%
Public Administration	4.4%	4.8%	5.2%



Information About Brokerage Services

11/2/2015

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Means Luce Properties	0554817	robert@mjp-tx.com	(903)630-9180
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Austin Whitefield Luce	674590	austin@mjp-tx.com	(903)630-9180
Sales Agent/Associate's Name	License No.	Email	Phone

____ Buyer/Tenant/Seller/Landlord Initials _____ Date