SCARBOROUGH
COMMERCIAL REAL ESTATE

FOR SALE

Strategically Located Industrial Warehouse

101 Anvil St. | Jacksonville, TX 75762

INVESTMENT SUMMARY

BUILDING SIZE	PROPERTY SIZE	PRICING
45,322 SF	**5.893 ACRES**	**$1,250,000**

INVESTMENT DETAILS:

Property Overview:

This industrial property, constructed of metal and configured as a single-story, single-tenant facility, features 16' ceilings with 12' clear height, multiple dock and overhead doors, and ample yard space suitable for manufacturing, fabrication, storage, or distribution operations.

The property is currently vacant and can be delivered 45–60 days after contract execution. Significant capital improvements include a completely new roof installed in January 2026 and a new HVAC unit for the front office area installed in 2024.

The interior offers five private offices, a receptionist area, a large warehouse breakroom, and an additional oversized office space that can accommodate multiple workstations.

The property offers a unique land ownership and expansion opportunity. The acreage on which the building is situated is held under a land lease from the City of Jacksonville, which may be purchased outright through a separate transaction. Plus, ~two acres of adjacent land owned by the City of Jacksonville are available for sale, offering further expansion or long-term investment potential.

Property Features:

- **Building size:** 45,322 SF
- **Property size:** 5.893 acres
- **Traffic count:** 16,483 on Hwy 69
- **Frontage:** 780 ft on Anvil St
- **Ceiling height:** 16 ft (12 ft clear)
- **Dock doors:** 2
- **Zoning:** Industrial
- Also available **For Lease**, asking $3.48/SF/YR + NNN

LOCATION HIGHLIGHTS:

- The site provides excellent access for 18-wheelers, 3-phase power with a large electrical supply, and is fully secured with a facility-wide security system
- The property benefits from 780 feet of frontage along Anvil Street and proximity to Highway 69, which carries more than 16,000 vehicles per day
- This industrial asset is ideal for manufacturing, fabricating, storage/distribution, office-warehouse users, or yard-intensive operations seeking scale, infrastructure, and flexibility

INVESTMENT CONTACT:

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Associate
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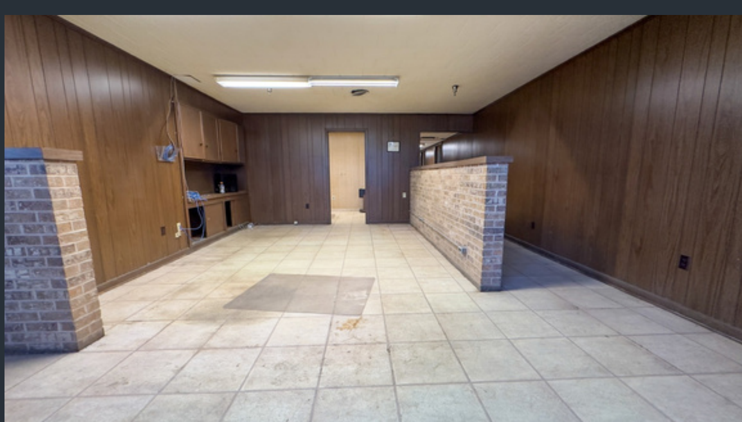

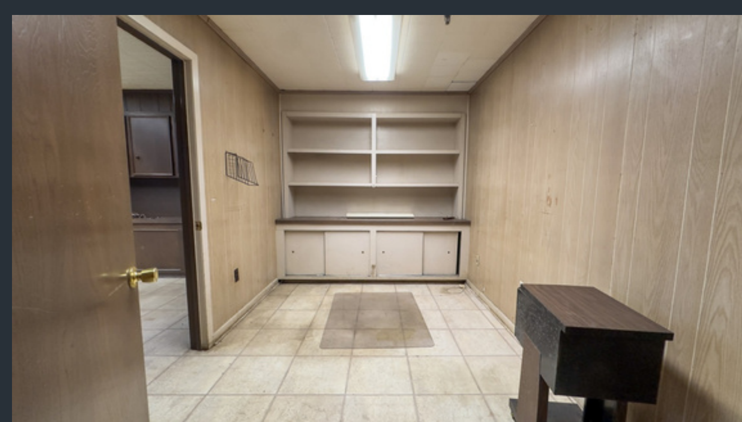

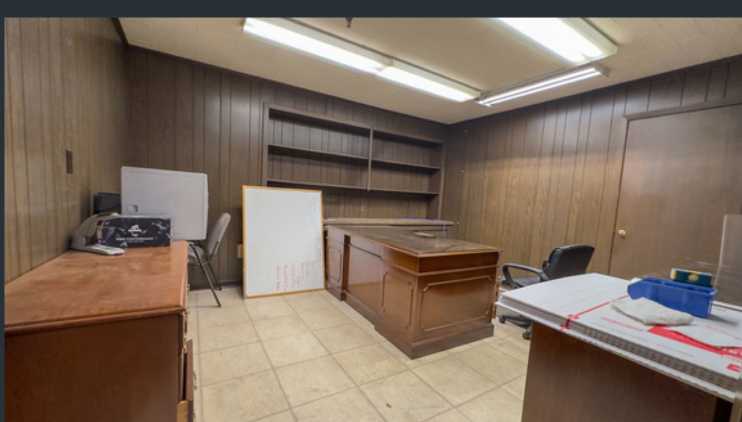


NOT AN
EXIT

KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2024 Estimated Population	5,423	15,017	19,686
2029 Projected Population	5,775	15,755	20,526
2020 Census Population	5,455	14,870	19,643
2010 Census Population	5,590	15,999	20,295
Projected Annual Growth Percentage 2024 to 2029	1.3	0.98	0.85
Historical Annual Growth Percentage 2010 to 2024	-0.21	-0.44	-0.21
Median Age	29.92	31.39	32.92
Population Density (/Square Mile)	1726.19	531.12	250.65
HOUSEHOLDS			
2024 Estimated Households	1,993	5,342	7,043
2029 Estimated Households	2,077	5,509	7,222
2020 Census Households	1,978	5,321	7,072
2010 Census Households	1,987	5,537	7,103
Projected Annual Growth Percentage 2024 to 2029	0.84	0.63	0.51
Historical Annual Growth Percentage 2010 to 2024	0.02	-0.25	-0.06
INCOME			
Average household Income	$69,174	$68,629	$71,260
Median household income	$46,331	$50,645	$52,057
Per capita income	$25,499	$24,500	$25,575
EDUCATION (by percent)			
High School Graduate	23.05	27.75	30.56
Some College	23.73	19.31	19.07
Associate Degree	4.97	6.97	6.96
Bachelor's Degree	17.14	12.95	12.24
Graduate or Professional Degree	8.66	8.18	7.8
BUSINESS			
Total Establishments	255	702	786
Total Employees	2,858	7,138	8,050
Average Employees Per Business	11.23	10.17	10.24
Residential Population Per Business	21.31	21.4	25.04

TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's dudes and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:
- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials — Date