

980 CR 1705

Brochure



980 CR 1705
Jacksonville, TX 75766



OFFERING SUMMARY

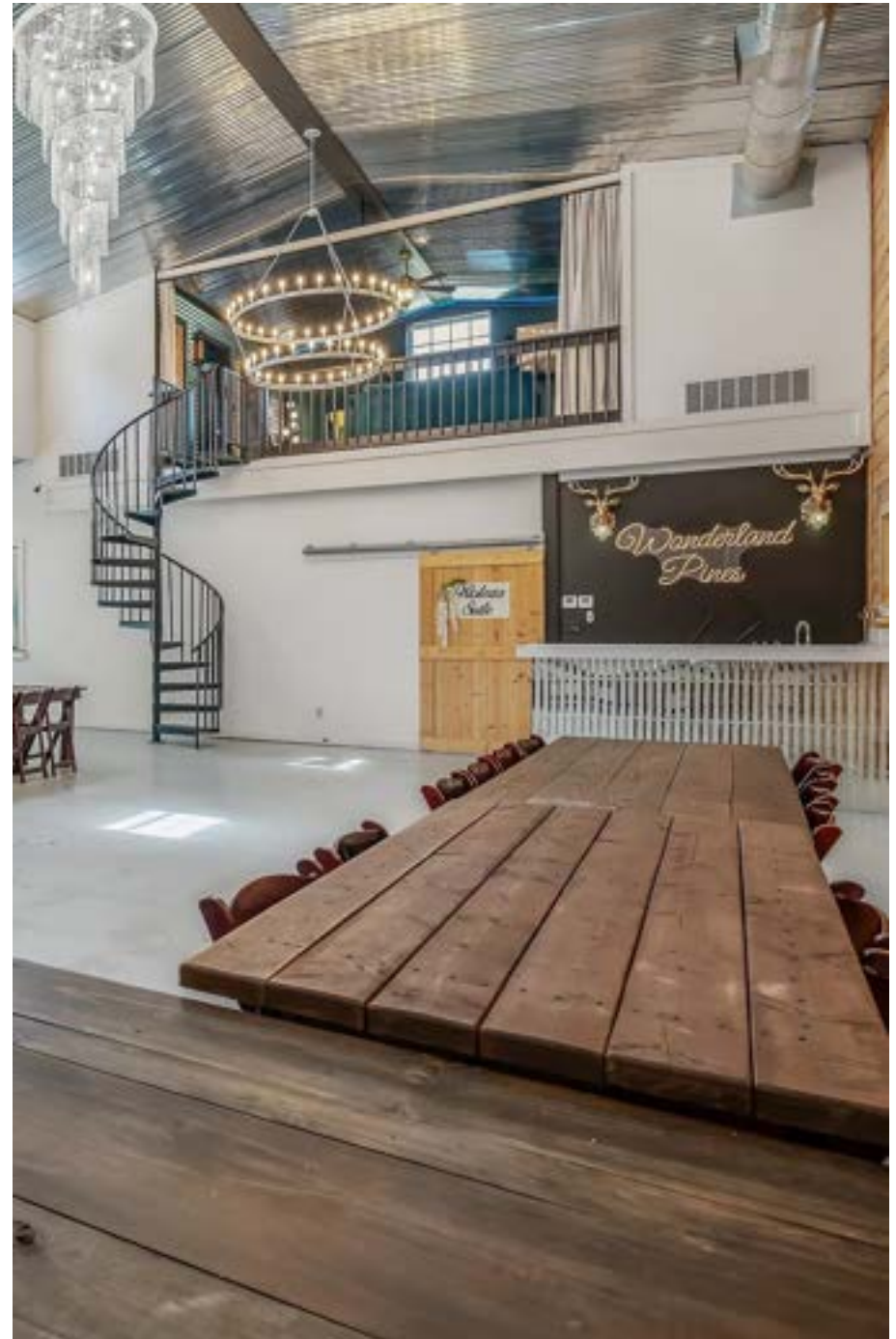
| | |
|----------------|--------------------------------------|
| ADDRESS | 980 CR 1705 Jacksonville TX 75766 |
| COUNTY | Cherokee |
| BUILDING SF | 8,150 SF |
| LAND ACRES | 40 |
| YEAR BUILT | 1995 |
| YEAR RENOVATED | 2024 |

FINANCIAL SUMMARY

| | |
|-----------|-----------|
| PRICE | \$995,000 |
| PRICE PSF | \$122.09 |

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|------------------------|----------|----------|----------|
| 2023 Population | 57 | 1,265 | 3,255 |
| 2023 Median HH Income | \$50,000 | \$52,710 | \$57,485 |
| 2023 Average HH Income | \$85,198 | \$84,693 | \$83,613 |

- Beautiful rustic property in Jacksonville, Texas that currently serves as a multi-purpose hospitality facility. The venue includes: Exquisite indoor venue, rustic barn venue, 2 outdoor wedding areas, indoor and outdoor dining/dancing areas, guest quarters, playground and outdoor games area, as well as, plenty of parking on approximately 40 acres. The buildings serve many purposes from weddings, birthdays, wine tastings, concerts, reunions and holiday events.
- 3,750 sf indoor venue includes a bride suite and groom quarters. The 2 outdoor wedding areas have bench seating. This property has endless potential for investors, owner/operators, or anyone looking for an event venue.
- 2,600 sf Big red barn is a charming rustic setting for those outdoor lovers. The stunning 8 chandeliers offer charm and elegance. The barn includes a separate area for storage with a walk-in cooler.

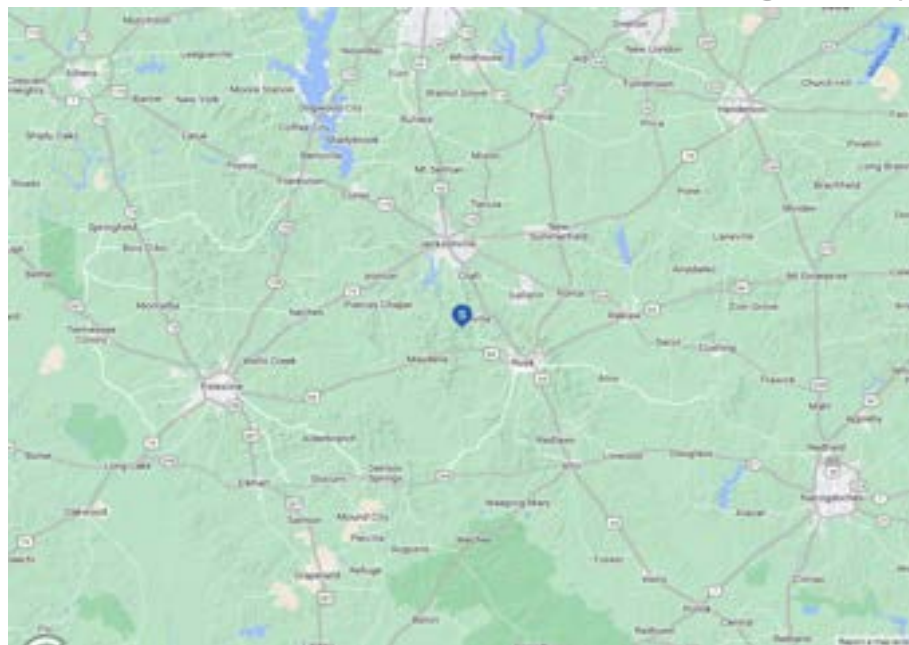


- 1,800 sf on site living/lodging mobile home undergoing renovations, four beds, three baths, and ample parking including RV access and a carport. The property has 3 RV hookups, nature trails, playground, and additional parking options.

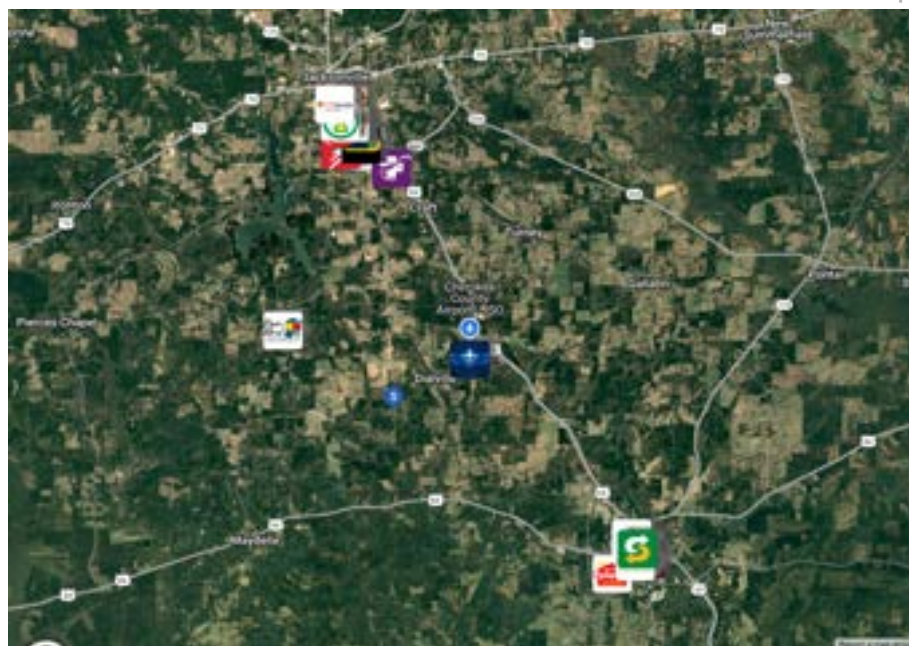


- Convenient access to Hwy 69 between Jacksonville and Rusk
 - 15 minutes to Jacksonville
 - 16 minutes to Rusk
 - 36 minutes to Palestine
 - 51 minutes to Nacogdoches
 - 58 minutes to Tyler
- This venue has 12 events planned for 2024 and still accepting bookings for 2025

Regional Map



Locator Map



Event Venue Amenities

- 3,750 sf event area, dining & dancing inside and out. Dry bar, partial kitchen, 2 guest restrooms
- Groom's upper floor retreat, television, generous seating complete with half bath
- Bridal suite, coffee bar, 6 hair and makeup stations w/Led mirrors and spacious half bath
- 1,650 sf covered patio to greet guest, gather, relax and spend time



Red Barn/Storage Amenities

- 2,600 sf additional area for wedding, walk-in floral cooler
- RV Hookup and Carport, additional parking
- Storage space on either side of main area for all the decor storage



Dining Hall/Reception - 2 story with new flooring



Dry bar, wine fridge



Bridal suite, dressing room, coffee bar & restroom



Groom suite upstairs w/restroom



1 of 3 ceremony sites



Outside dance & entertainment area



2 of 3 ceremony sites



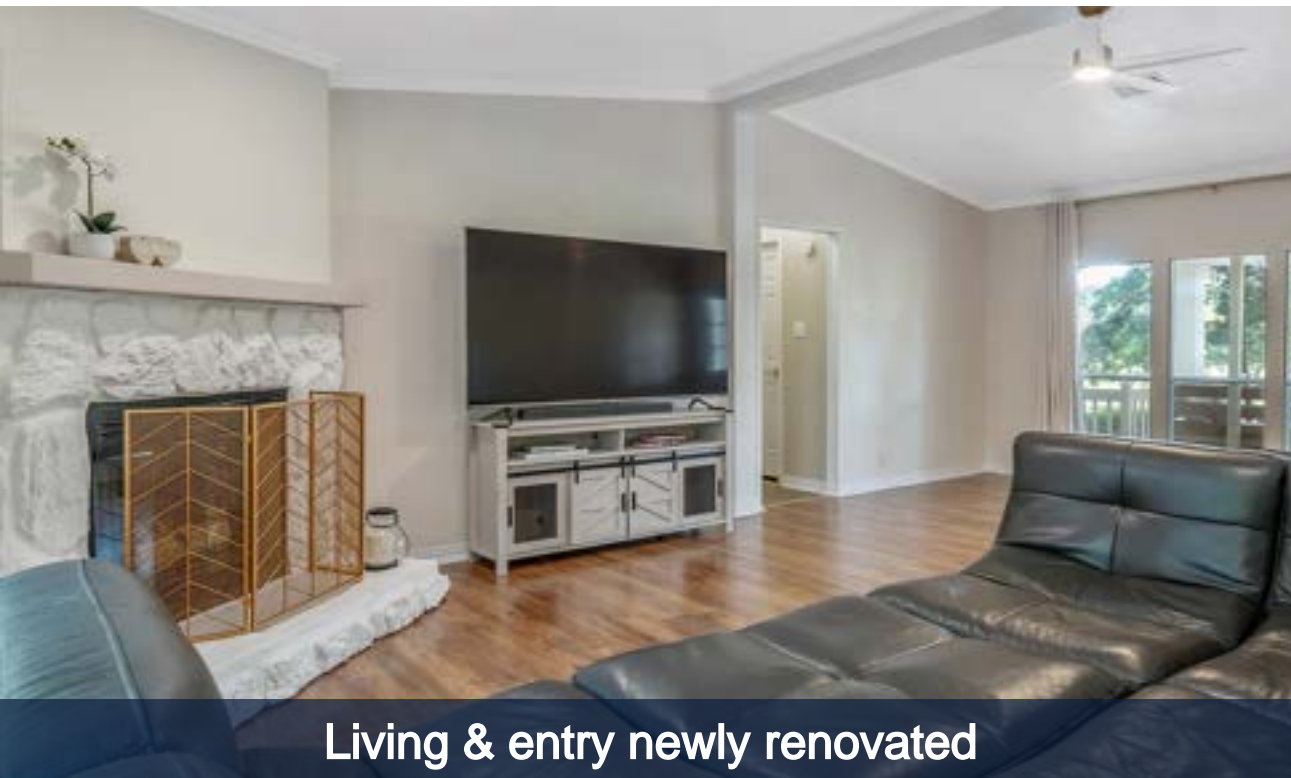
Playground and game area



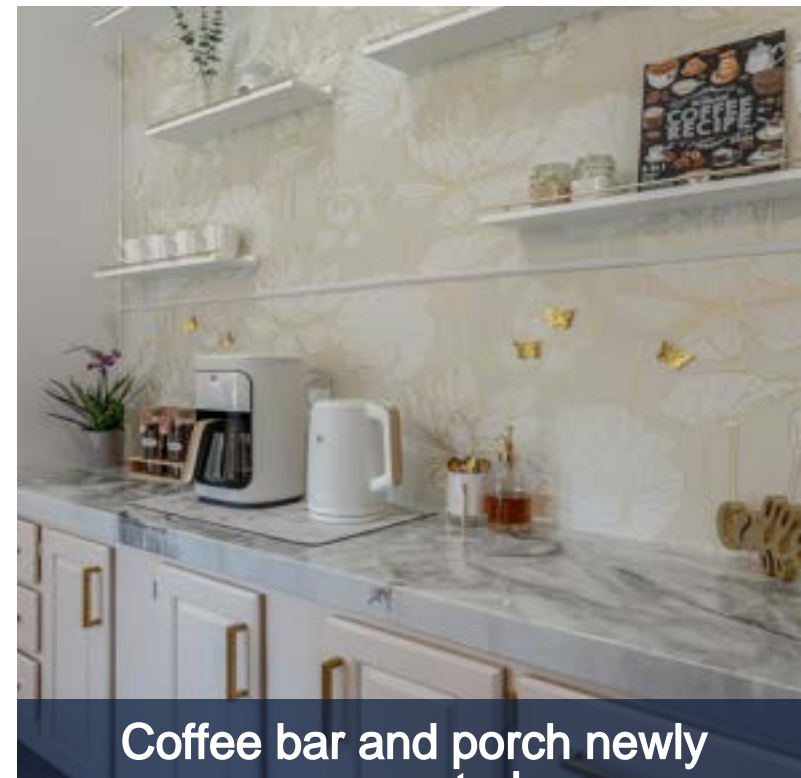
4 bed, 3 bath mobile home



Kitchen & dining newly renovated



Living & entry newly renovated

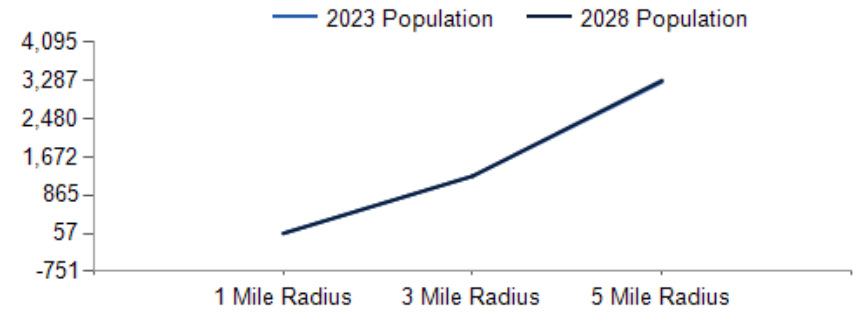


Coffee bar and porch newly renovated

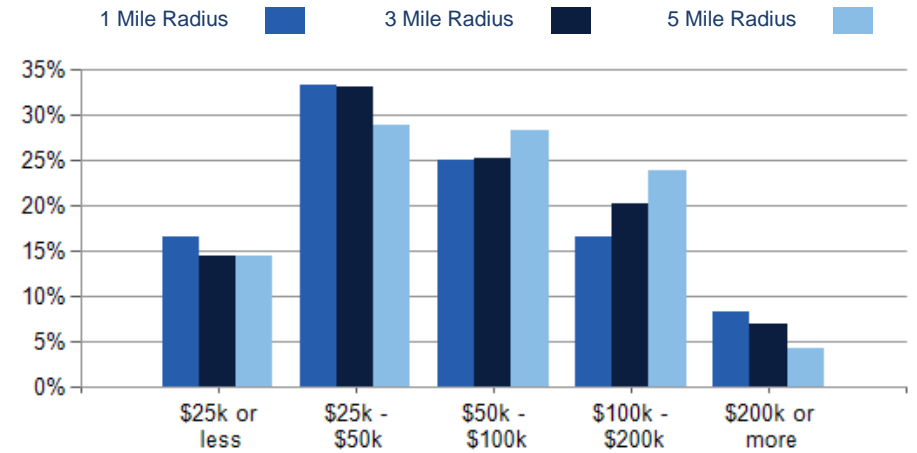
| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Population | 47 | 1,242 | 3,126 |
| 2010 Population | 52 | 1,341 | 3,310 |
| 2023 Population | 57 | 1,265 | 3,255 |
| 2028 Population | 57 | 1,268 | 3,287 |
| 2023-2028: Population: Growth Rate | 0.00% | 0.25% | 1.00% |

| 2023 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|----------|----------|----------|
| less than \$15,000 | 1 | 31 | 85 |
| \$15,000-\$24,999 | 1 | 40 | 93 |
| \$25,000-\$34,999 | 1 | 56 | 151 |
| \$35,000-\$49,999 | 3 | 106 | 206 |
| \$50,000-\$74,999 | 2 | 79 | 215 |
| \$75,000-\$99,999 | 1 | 45 | 136 |
| \$100,000-\$149,999 | 2 | 71 | 156 |
| \$150,000-\$199,999 | 0 | 28 | 140 |
| \$200,000 or greater | 1 | 34 | 54 |
| Median HH Income | \$50,000 | \$52,710 | \$57,485 |
| Average HH Income | \$85,198 | \$84,693 | \$83,613 |

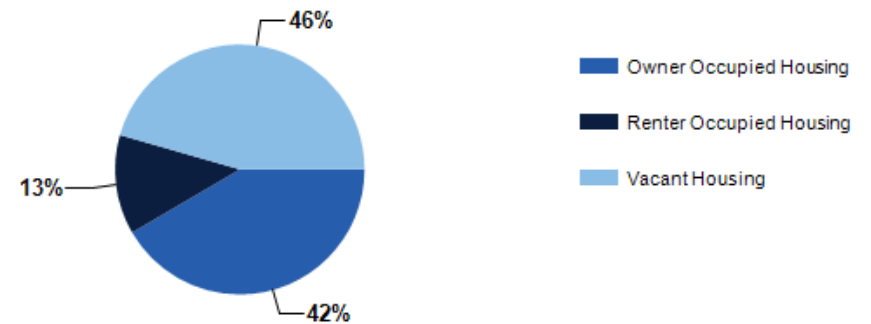
| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Total Housing | 23 | 549 | 1,435 |
| 2010 Total Households | 10 | 489 | 1,215 |
| 2023 Total Households | 13 | 490 | 1,236 |
| 2028 Total Households | 13 | 500 | 1,272 |
| 2023 Average Household Size | 4.38 | 2.58 | 2.61 |
| 2023-2028: Households: Growth Rate | 0.00% | 2.00% | 2.90% |



2023 Household Income

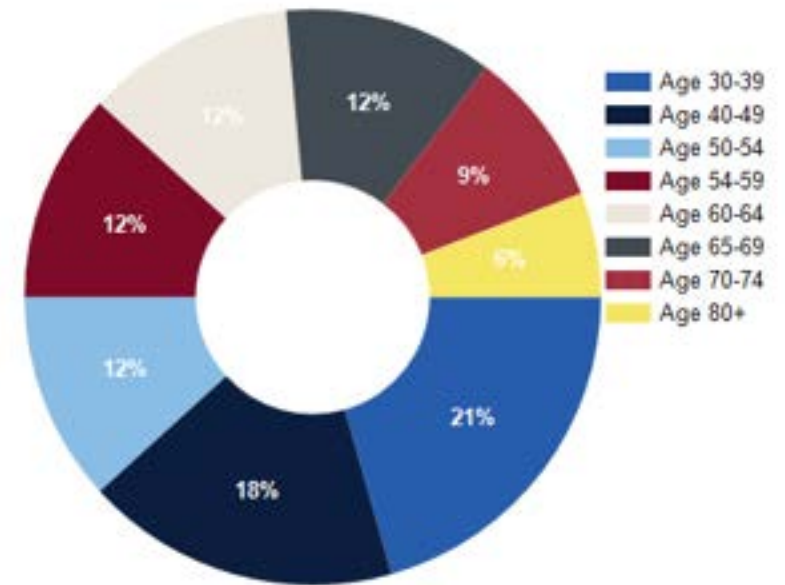


2023 Own vs. Rent - 1 Mile Radius

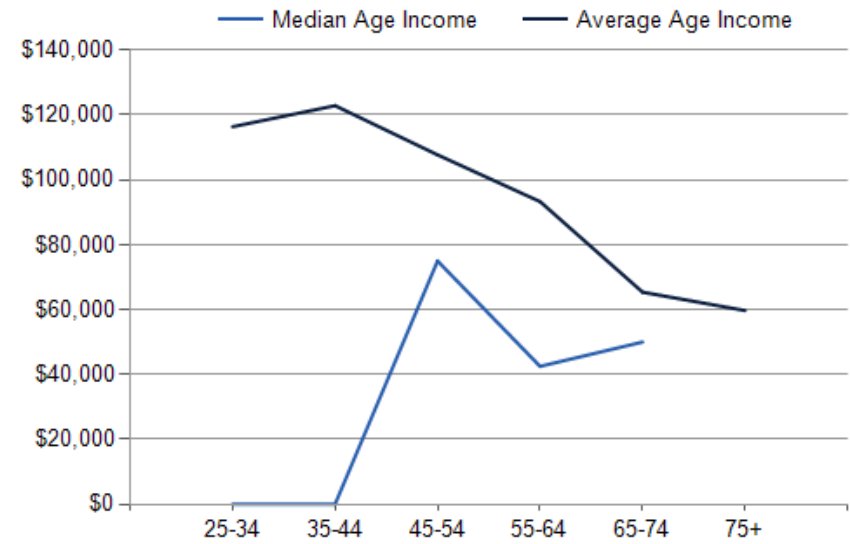


Source: esri

| 2023 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2023 Population Age 30-34 | 4 | 77 | 182 |
| 2023 Population Age 35-39 | 3 | 64 | 166 |
| 2023 Population Age 40-44 | 3 | 70 | 180 |
| 2023 Population Age 45-49 | 3 | 64 | 172 |
| 2023 Population Age 50-54 | 4 | 80 | 210 |
| 2023 Population Age 55-59 | 4 | 88 | 219 |
| 2023 Population Age 60-64 | 4 | 86 | 219 |
| 2023 Population Age 65-69 | 4 | 98 | 248 |
| 2023 Population Age 70-74 | 3 | 73 | 197 |
| 2023 Population Age 75-79 | 2 | 46 | 137 |
| 2023 Population Age 80-84 | 2 | 45 | 105 |
| 2023 Population Age 85+ | 1 | 26 | 71 |
| 2023 Population Age 18+ | 44 | 981 | 2,540 |
| 2023 Median Age | 43 | 43 | 44 |
| 2028 Median Age | 41 | 44 | 45 |



| 2023 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$0 | \$55,137 | \$57,598 |
| Average Household Income 25-34 | \$116,384 | \$81,318 | \$77,456 |
| Median Household Income 35-44 | \$0 | \$73,528 | \$83,613 |
| Average Household Income 35-44 | \$122,872 | \$131,581 | \$118,794 |
| Median Household Income 45-54 | \$75,000 | \$69,909 | \$74,483 |
| Average Household Income 45-54 | \$107,708 | \$94,023 | \$96,098 |
| Median Household Income 55-64 | \$42,500 | \$56,298 | \$60,054 |
| Average Household Income 55-64 | \$93,301 | \$86,117 | \$83,345 |
| Median Household Income 65-74 | \$50,000 | \$50,000 | \$53,944 |
| Average Household Income 65-74 | \$65,384 | \$75,227 | \$75,513 |
| Average Household Income 75+ | \$59,714 | \$57,950 | \$63,646 |



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