



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR SALE

0.93-Acre Strategic Commercial Site

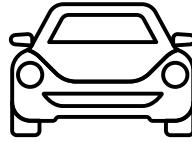
1605 S. Jackson St. | Jacksonville, TX

INVESTMENT SUMMARY



PROPERTY SIZE

0.93 Acres



TRAFFIC COUNT

19,659 VPD



PRICING

\$635,000

INVESTMENT DETAILS:

Property Overview:

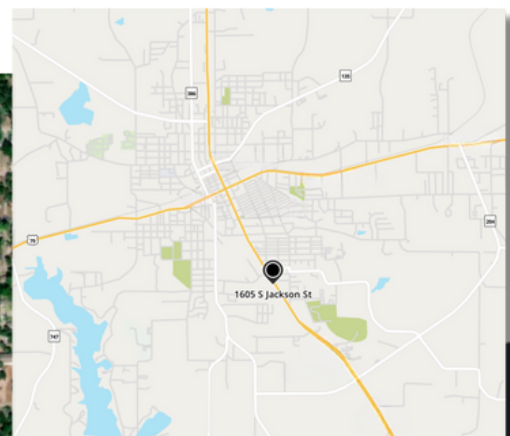
This 0.93-acre parcel offers a premier location along Jacksonville's busiest commercial corridor, S. Jackson Street (U.S. Hwy 69), providing excellent visibility and accessibility for a wide range of development opportunities.

With nearly 300 feet of frontage and more than 19,000 vehicles passing daily, this site is ideal for retail, restaurant, medical office, or other commercial uses. Situated in a high-growth area surrounded by national retailers, restaurants, and service businesses, the property is well-positioned for investment or owner-user development.

Utilities are available, and the commercial zoning allows flexibility to suit your business or development needs.

Property Features:

- **Pricing:** \$635,000
- **Total acreage:** 0.93
- **Traffic count:** 19,659 vpd
- **Zoning:** Commercial
- **Frontage:** 296 feet on S. Jackson St.



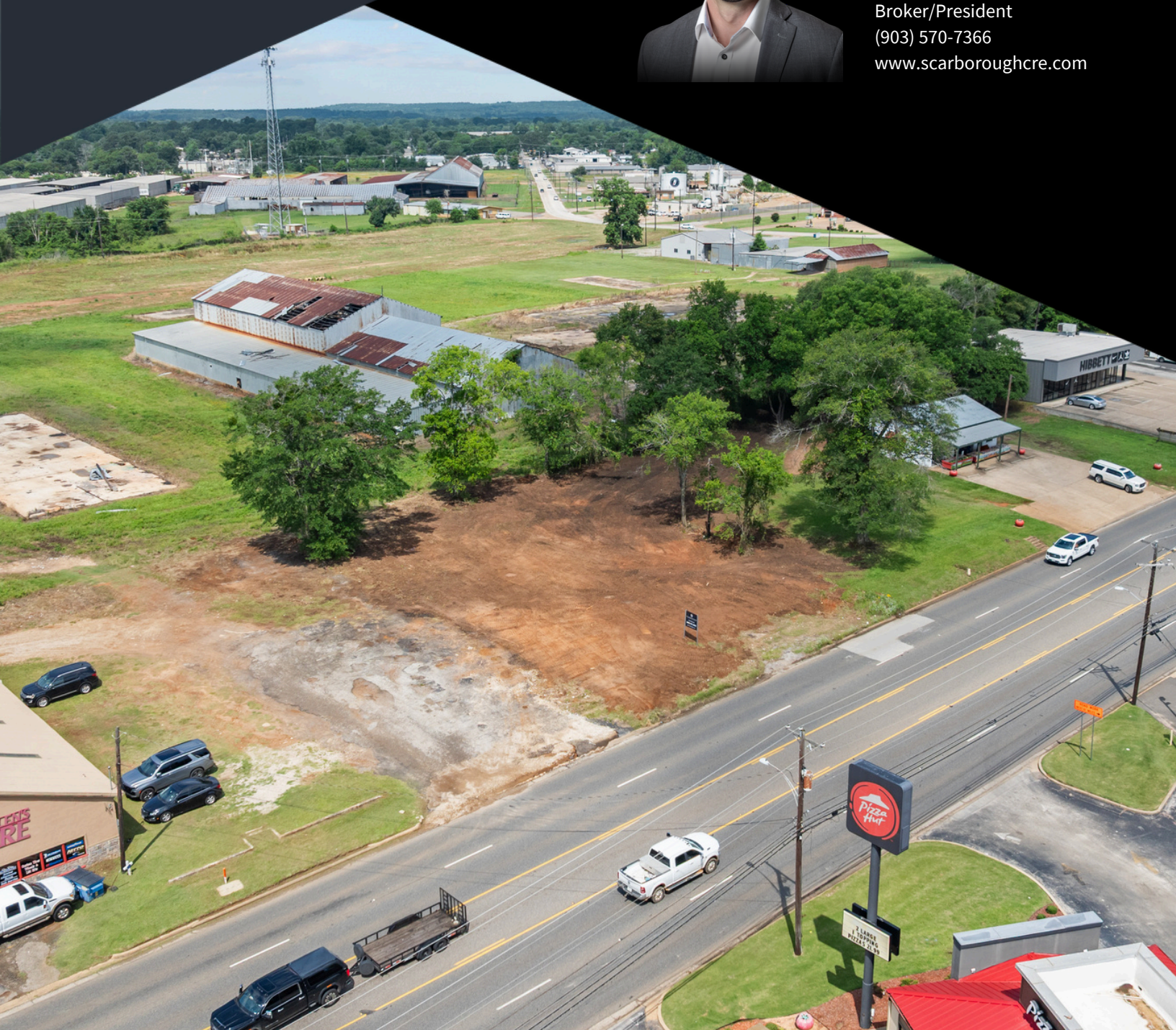
INVESTMENT HIGHLIGHTS:

- High-visibility site with strong traffic counts
- Ideal for QSR, office, or retail development
- Flat topography and efficient lot shape
- Located in the heart of Jacksonville's commercial hub



INVESTMENT CONTACT:

Samuel Scarborough, CCIM
Broker/President
(903) 570-7366
www.scarboroughcre.com





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



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.

Scarborough Commercial Real Estate LLC	9010976	sam@scarboroughcre.com	(903)707-8560
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sam Scarborough	687976	sam@scarboroughcre.com	(903)570-7366
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sam Scarborough	687976	sam@scarboroughcre.com	(903)570-7366
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

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Scarborough Commercial Real Estate LLC, 410 W Erwin Tyler TX 75702
Samuel Scarborough

Phone: 9035707366 Fax:
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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