

# VANCOE COMMERCIAL



Former Wendy's Available  
1217 S. JACKSON ST | JACKSONVILLE, TEXAS 75766



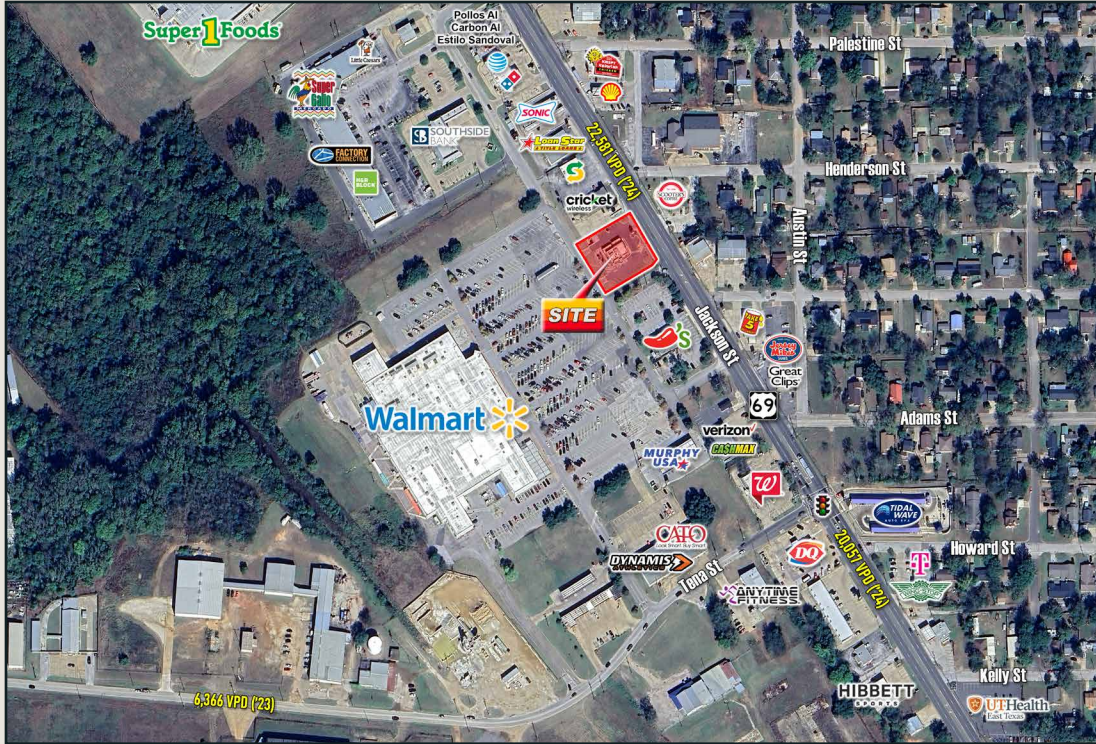
Contact: CHANDLER HUNTSMAN  
chuntsman@vancoecre.com | 214.385.2820

EVAN ENGLISH  
evan@vancoecre.com | 214.385.2820



# Former Wendy's Available

1217 S. Jackson St | Jacksonville, Texas 75766  
Property Highlights



## HIGHLIGHTS

- ✓ Constructed in 2019
- ✓ Pad to Walmart Supercenter
- ✓ Free-standing 2nd generation restaurant with double window drive-thru
- ✓ Area retailers include Walmart, Cato Fashions, Chili's Grill & Bar, Pollos Al Carbon Al Estilo Sandoval, Dairy Queen, Sonic Drive-In, Anytime Fitness, and many more

## LOCATION

NWQ of Jackson Street (US-69) & Tena Street  
1217 S. Jackson Street, Jacksonville, Texas 75766

## AVAILABLE

✍ +/- 2,250 SF on 0.44 AC - For Sale or Lease

## RATE

Call for Info & Price

## TRAFFIC COUNTS (TXDOT)

22,581 VPD ('24)

Jackson St  
North of Tena St

20,057 VPD ('24)

Jackson St  
South of Tena St

## DEMOGRAPHICS (ESRI)

	1-Mile	3-Mile	5-Mile
2025 Population	5,711	15,196	20,377
2030 Population	5,782	15,525	20,925
Daytime Population	7,891	17,952	21,744
Average HH Income	\$74,671	\$69,332	\$75,024



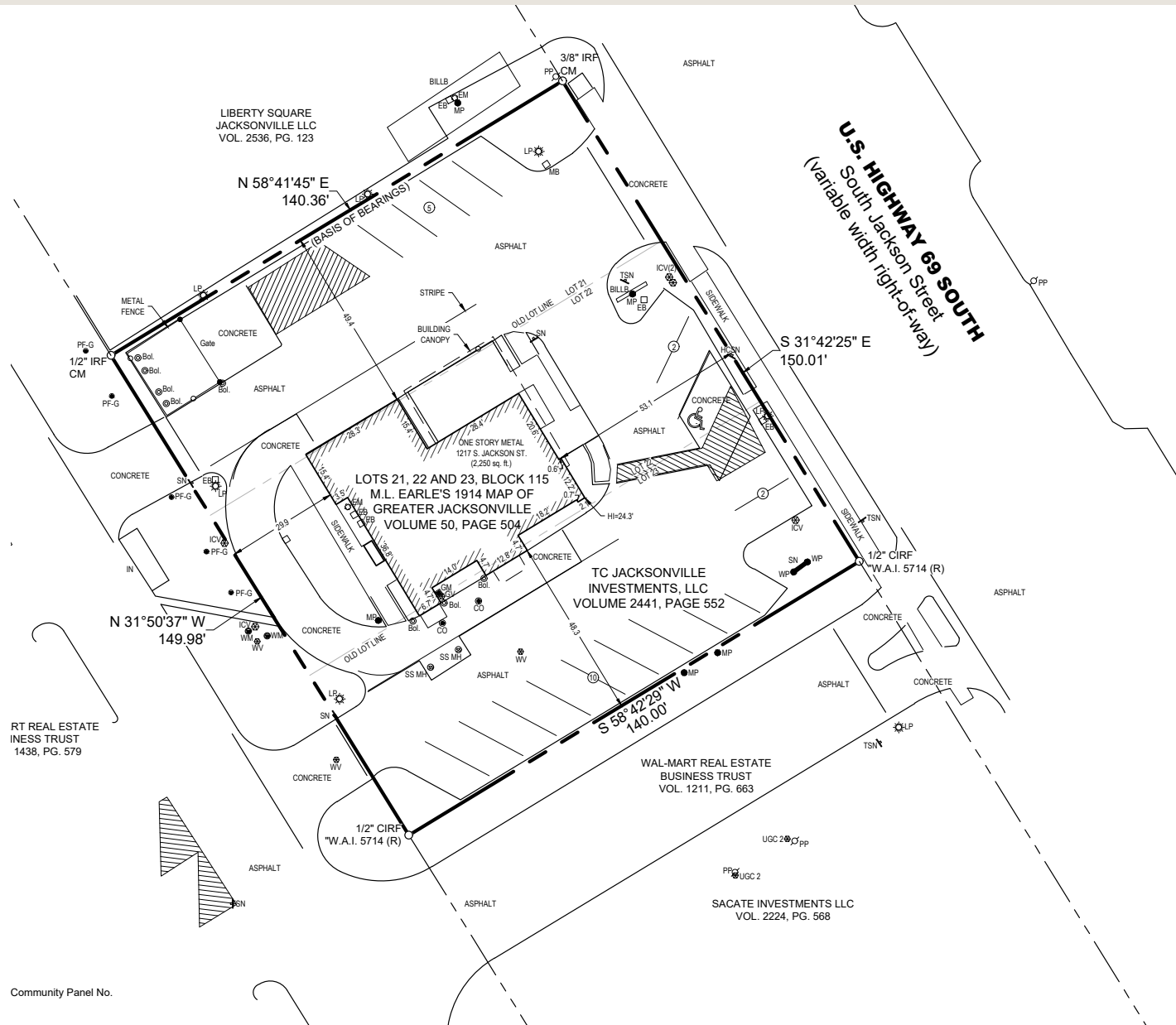
CHANDLER HUNTSMAN  
chuntsman@vancoecre.com  
214.385.2820

EVAN ENGLISH  
evan@vancoecre.com  
214.385.2820

# Former Wendy's Available

1217 S. Jackson St | Jacksonville, Texas 75766

Site Plan



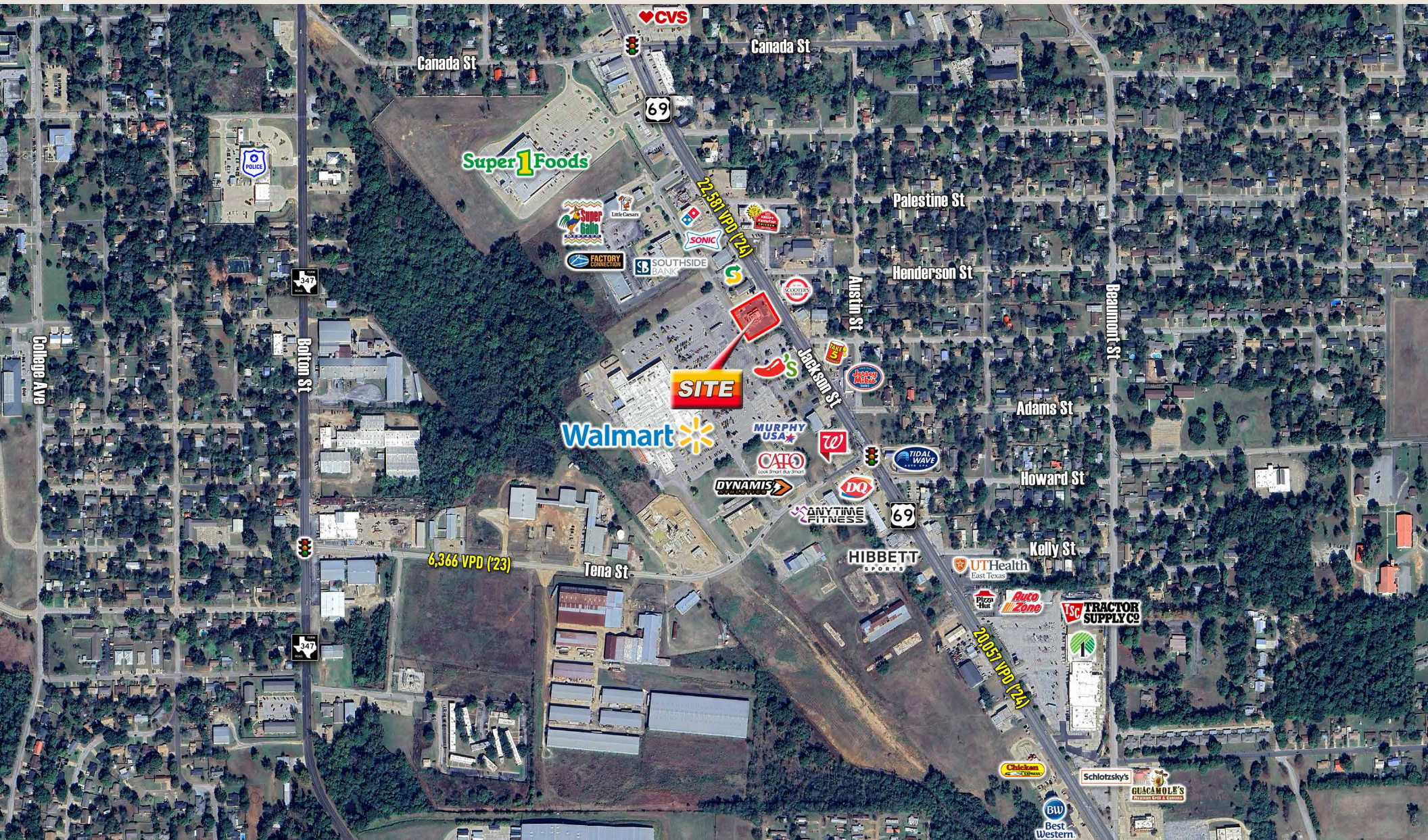
CHANDLER HUNTSMAN  
chuntsman@vancoecre.com  
214.385.2820

EVAN ENGLISH  
evan@vancoecre.com  
214.385.2820



# Former Wendy's Available

1217 S. Jackson St | Jacksonville, Texas 75766  
Neighborhood Aerial



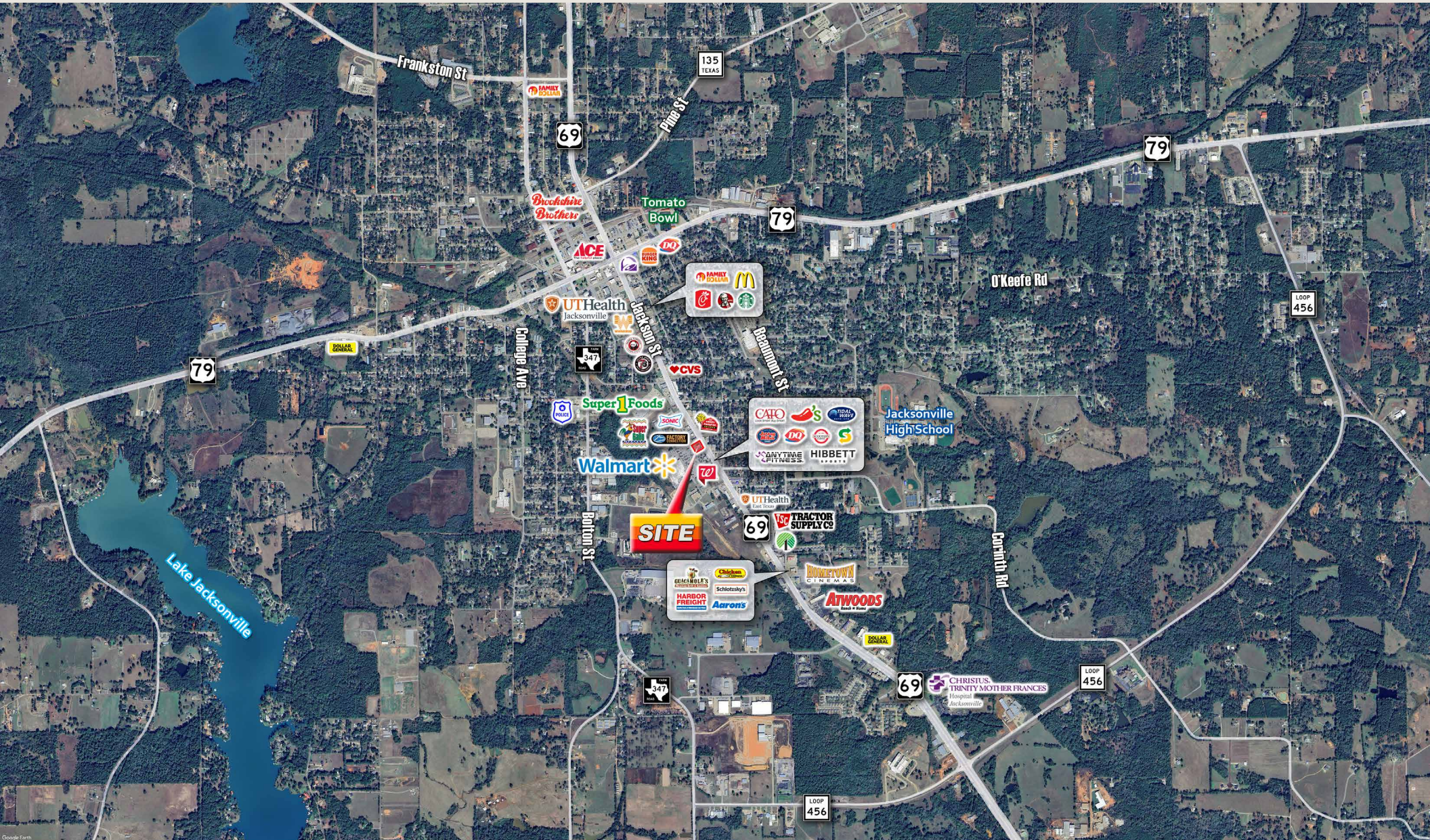
CHANDLER HUNTSMAN  
chuntsman@vancocre.com  
214.385.2820

EVAN ENGLISH  
evan@vancocre.com  
214.385.2820



# Former Wendy's Available

1217 S. Jackson St | Jacksonville, Texas 75766  
Market Aerial



CHANDLER HUNTSMAN  
chuntsman@vancoece.com  
214.385.2820

EVAN ENGLISH  
evan@vancoece.com  
214.385.2820





## 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.

<b>Cal Ryan Fuqua</b>	<b>605847</b>		<b>214-385-2820</b>
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
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)

IABS 1-1

