

EXECUTIVE SUMMARY

37252 US Hwy. 69 N, Jacksonville, TX 75766

INVESTMENT OPPORTUNITY - VETERINARIAN CLINIC



SALE PRICE

\$614,000

OFFERING SUMMARY

Building Size:	6,525 SF
Lot Size:	3.154 Acres
NOI:	\$46,980.00
Year Built:	2002
Market:	Jacksonville

PROPERTY OVERVIEW

Property sits on the east side of US Hwy 69 in Jacksonville, TX. Two curb-cuts onto Hwy 69 with north entrance accessible to southbound traffic by turn lane. Located approximately 0.32 miles to the south of the Loop 456 and Hwy 69 intersection. Jacksonville is 30 miles south of Tyler, and 100 miles southeast of Dallas.

PROPERTY HIGHLIGHTS

- Special purpose - Vet Clinic
- Approximately 500' frontage on Hwy 69
- Lease type: NNN - 100% leased - National Credit Tenant
- Lease term 5 years - commenced July 2024
- Located in an Opportunity Zone

Offering Memorandum

PRESENTED BY:

HAGAN BAKER

903.405.1954

HAGAN@DRAKETEXAS.COM

ADDITIONAL PHOTOS

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AERIAL MAPS

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