



SCARBOROUGH  
COMMERCIAL REAL ESTATE



**FOR LEASE**

*Unique Industrial Building  
with Office Space*

806 Willow Creek Rd. | Jacksonville, TX 75766

# LEASE SUMMARY



BUILDING SIZE



PROPERTY SIZE



PRICING

**35,000 SF**

**6.45 ACRES**

**\$3.50-\$5.15/SF**

## LEASE DETAILS:

### Property Overview:

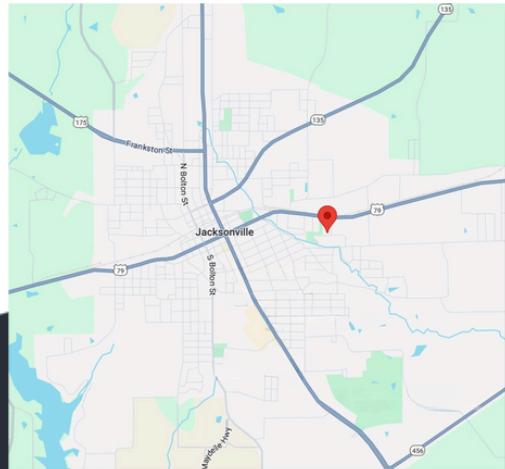
This strategically-located site offers 35,000 SF of flexible commercial space suitable for office, light industrial, service, or institutional users.

Originally built in 1964 and fully renovated in 2022, the property provides a functional combination of 20,000 SF of open area paired with 15,000 SF of built-out office space. The landlord will consider leasing the open area separately from the office portion, making the property adaptable for a wide range of tenant needs.

The facility features central heating and air conditioning, a full office buildout, multiple conference rooms, city utilities, ample parking, and one dock-high loading door. With a large footprint and efficient layout, this is an ideal option for tenants seeking affordability, accessibility, and move-in capability in the Jacksonville market.

### Property Features:

- **Pricing:** \$3.50-\$5.15/SF/YR
- **Building size:** 35,000 SF
  - Industrial: 20,000 SF
  - Office: 15,000 SF
- **Property size:** 6.45 acres
- **Ceiling height:** 9 ft
- **Dock doors:** 1 dock-high door
- **Utilities:** Available onsite
- **Zoning:** Commercial



## LOCATION HIGHLIGHTS:

- Strong regional connectivity
- Easy access to major arterials
- Proximity to local labor, retail, and residential areas
- Large site configuration and commercial zoning allow for a variety of possible uses



## LEASE CONTACT:

**Jarrod Ver Hey**

Associate

(903) 574-2424

[www.scarboroughcre.com](http://www.scarboroughcre.com)





# KEY DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Estimated Population	5,649	14,551	19,476
2030 Projected Population	5,509	14,313	19,451
2020 Census Population	5,857	14,968	19,713
2010 Census Population	6,136	15,576	19,953
Median Age	30.5	31.26	33.26
Population Density (/Square Mile)	1,798.16	514.63	247.97
<b>HOUSEHOLDS</b>			
2025 Estimated Households	2,016	5,157	7,006
2030 Estimated Households	1,982	5,090	7,024
2020 Census Households	2,102	5,318	7,094
2010 Census Households	2,111	5,327	6,965
<b>INCOME</b>			
Average household Income	\$72,788	\$69,741	\$73,929
Median household income	\$52,730	\$50,732	\$52,581
Per capita income	\$26,023	\$24,831	\$26,691
<b>EDUCATION</b>			
Some High School	10.84%	12.83%	11.72%
High School Graduate	22.43%	27.03%	29.58%
Some College	21.12%	20.29%	19.87%
Associate Degree	6.75%	7.46%	7.55%
Bachelor's Degree	14.46%	13.21%	13.20%
Graduate or Professional Degree	11.94%	9.35%	8.84%
<b>BUSINESS</b>			
Total Establishments	377	721	770
Total Employees	3,849	7,262	7,615
Average Employees Per Business	10.22	10.08	9.89
Residential Population Per Business	14.99	20.19	25.28



## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### 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.

**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.

**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.

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