

# FORMER COLLEGE CAMPUS PORTFOLIO

JACKSONVILLE, TEXAS

\$6,439,000



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SCARBOROUGH  
COMMERCIAL REAL ESTATE

# OVERVIEW

Presenting a rare opportunity to acquire a diverse 14-building portfolio across more than 21 acres of strategically located real estate near the heart of Jacksonville, Texas.

Originally home to a multi-building college campus, the portfolio now includes a mix of institutional, office, multi-family, special-purpose, and flex/industrial assets that offer exceptional potential for redevelopment, adaptive reuse, or continued commercial operation.

The properties are grouped into six distinct blocks, each containing unique structures such as former dormitories, academic buildings, administrative offices, a library, event spaces, and a proscenium theatre.

All buildings are located in a concentrated radius near College Avenue, Prather Street, Tilley Street, and Devereaux Street, forming a cohesive redevelopment footprint.

14  
BUILDINGS

21<sup>+/-</sup>  
ACRES

178,036  
SQUARE FEET



# EXECUTIVE SUMMARY

## Former College Campus Portfolio Executive Summary

	Property	Use	Type	Asking Price	Gross Rent (2024 Total)	Price/SF	SF	Acreage	Units	Year Built	Year Reno	Notes
Block 1	1 600 College Ave, Jacksonville	Cooper House Dormitory	Multifamily	\$345,000	\$48,600.00	\$60	5,718	0.31	4	2009	2022	
Block 2	2 410 Tilley Street, Jacksonville	CCPSG Office (Tenant since 2013)	Office	\$155,000	\$11,400	\$85	1,825	2.39	1	1957	2020	
	3 404 Devereaux Street, Jacksonville	Office	Office	\$175,000	\$14,400	\$107	1,631	2.39	3	1957	2019	
	4 709 College Ave, Jacksonville	Cafeteria / Ballroom / Event Center	Event Center/Cafeteria	\$385,000	\$36,000	\$18	21,010	2.39	1	1958	2019	\$1000 per event
	5 703 College Ave, Jacksonville	Fair Hall Building	Multifamily	\$395,000	\$0.00	\$14	28,435	2.39	20	1955	2012	
Block 3	6 311 Tilley Street, Jacksonville	Craven Wilson Hall Women's Dormitory	Multifamily/Church	\$425,000	\$0.00	\$23	18,440	8.16	33	1972	2012	
Block 4	7 803 College Ave, Jacksonville	Peeples Building - Library	Office	\$650,000	\$42,000.00	\$43	15,222	5.33	1	1961	2020	
	8 812 Farnsworth Street, Jacksonville	Pewitt Building (Science)	Office/School	\$315,000	\$28,200.00	\$25	12,495	5.33	1	1969	2023	
	9 501 Devereaux Street, Jacksonville	TRP Office Complex / Moody Academic Building	Office	\$865,000	\$119,682.29	\$87	9,991	5.33	23	1967	2021	
	10 811 College Ave, Jacksonville	Frank Smith Fine Arts Building / Zula Pearson Theatre	Theatre	\$475,000	\$0.00	\$20	23,636	5.33	1	1953	2012	
Block 5	11 903 College Ave, Jacksonville	1909 Duplex (Smith Apartments)	Multifamily	\$486,000	\$23,022.40	\$56	8,614	4.74	2	1909	2021	
	12 400 Prather Street, Jacksonville	Lewis Apartments	Multifamily	\$985,000	\$127,438.16	\$59	16,833	4.74	12	1969	2017	
	13 911 College Ave, Jacksonville	Clark Apartments	Multifamily	\$708,000	\$85,929.00	\$63	11,272	4.74	9	1965	2016	
Block 6	14 506 Devereaux Street, Jacksonville	Maintenance Shop	Warehouse	\$75,000	\$0.00	\$26	2,914	0.18	1	1985	2020	
				<b>Total:</b>	<b>\$6,439,000</b>							

# SITE MAP



- 1 600 College Ave
- 2 410 Tilley Street
- 3 404 Devereaux Street
- 4 703 College Ave
- 5 709 College Ave
- 6 311 Tilley Street
- 7 803 College Ave
- 8 812 Farnsworth Street
- 9 501 Devereaux Street
- 10 811 College Ave
- 11 903 College Ave
- 12 400 Prather Street
- 13 911 College Ave
- 14 506 Devereaux Street

BLOCK 1

1

0.31 ACRES

BLOCK 1



1

600 College Avenue

\$345,000 | 5,718 SF | Former Cooper House Dormitory

BLOCK 2



2.39 ACRES

BLOCK 2



2 410 Tilly Street

\$155,000 | 1,825 SF | Current Office



3 404 Devereaux Street

\$175,000 | 1,631 SF | Current Office



4 709 College Avenue

\$385,000 | 21,010 SF | Former Cafeteria / Current Event Center



5 703 College Avenue

\$395,000 | 28,435 SF | Former Fair Hall

BLOCK 3

6

8.16 ACRES



6

311 Tilly Street

\$425,000 | 18,440 SF | Former Craven Wilson Hall Women's Dormitory

BLOCK 4

8

9

10

7

5.33 ACRES

# BLOCK 4



7

803 College Avenue

\$650,000 | 15,222 SF | Former Library



8

812 Farnsworth Street

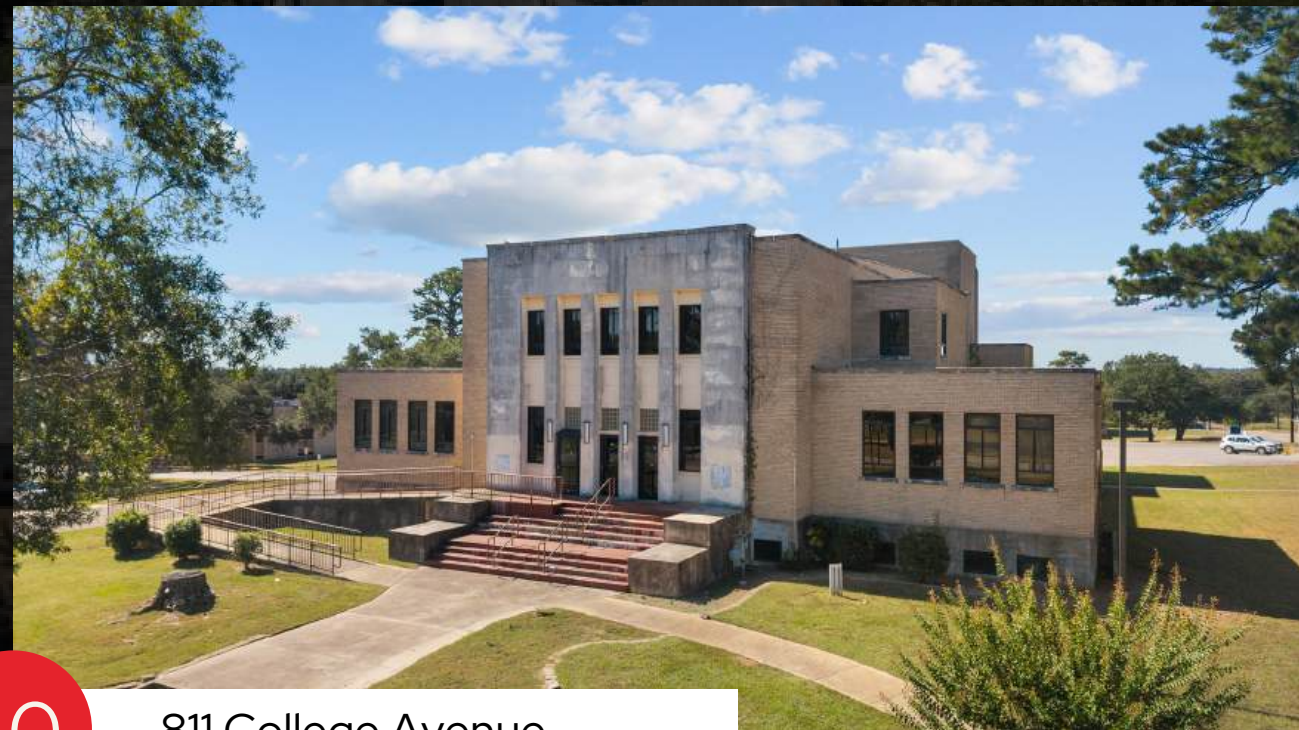
\$315,000 | 12,495 SF | Former Science Building



9

501 Devereaux Street

\$865,000 | 9,991 SF | Office Complex | 23 Units



10

811 College Avenue

\$475,000 | 23,636 SF | Former Fine Arts Theatre

BLOCK 5

13

12

11

4.74 ACRES

BLOCK 5



11 903 College Avenue  
\$486,000 | 8,614 SF | Current Duplex Apartments



12 400 Prather Street  
\$985,000 | 16,833 SF | Current Multifamily Apartments



13 911 College Avenue  
\$708,000 | 11,272 SF | Current Multifamily Apartments

BLOCK 6

14

0.18 ACRES



14

506 Devereaux Street

\$75,000 | 2,914 SF | Current Maintenance Shop

# INFORMATION ABOUT BROKERAGE SERVICES



## 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.

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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)

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