



SPECIAL PURPOSE - VET CLINIC PROPERTY FOR SALE | \$555,000

INVESTMENT OPPORTUNITY - VETERINARIAN CLINIC

37252 US Hwy. 69 N, Jacksonville, TX 75766

Hagan Baker

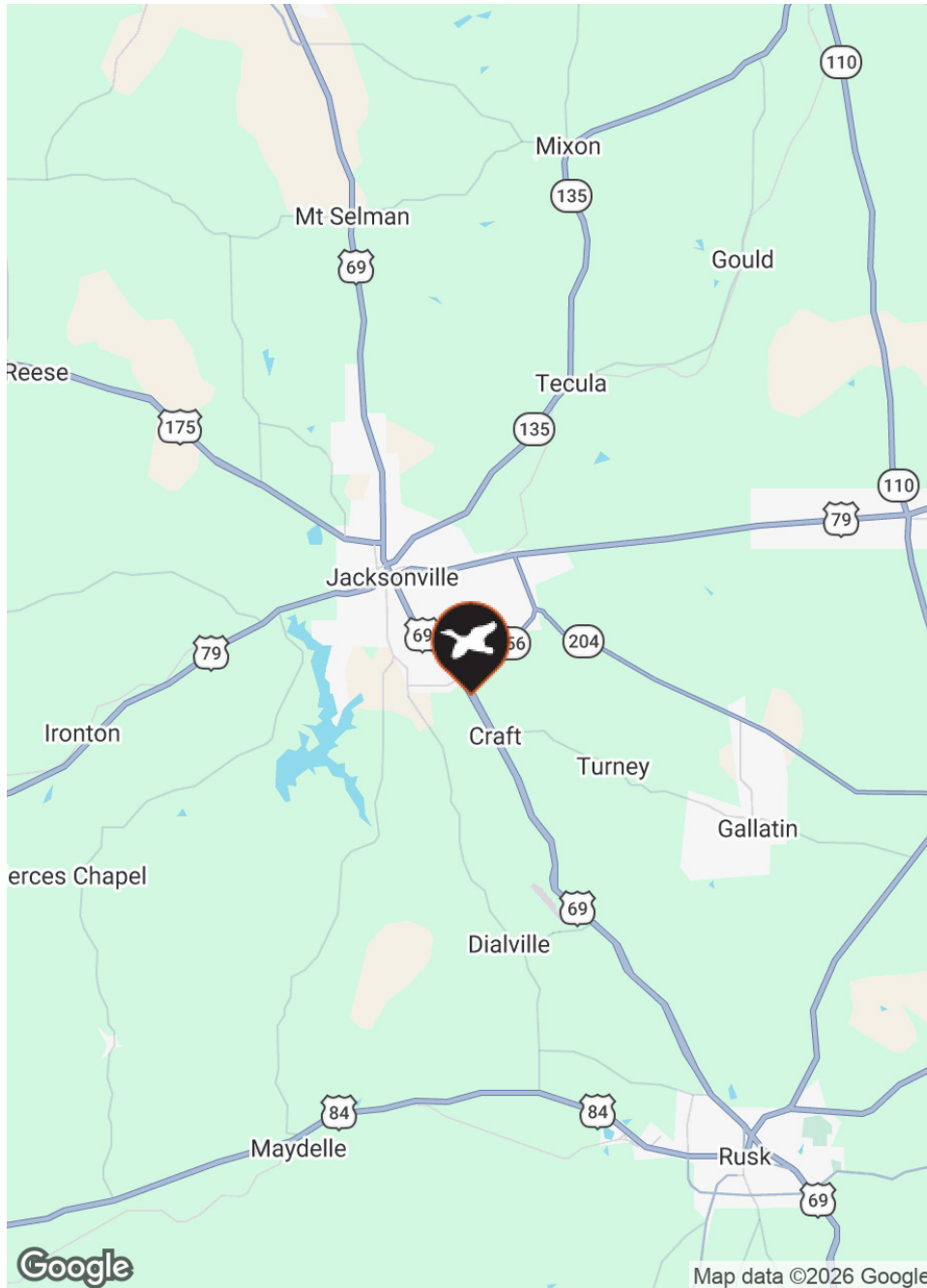
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SALE PRICE

\$555,000

LOCATION

37252 US Hwy. 69 N, Jacksonville, TX 75766

SIZE

6,525 SF

LOT SIZE

3.154 Acres

CAP RATE

8.5%

PROPERTY DESCRIPTION

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



Map data ©2026 Google

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