

OFFICE BUILDING FOR SALE

SALE PRICE: \$795,000



2400 South St

Nacogdoches, TX 75964

- Established South Street Corridor
- 12,000 VPD | High Visibility
- 2.3 Miles to Downtown
- 1.5 Miles to US 59 / TX-7
- New Roof & Recent Upgrades
- Partially Leased | Immediate Cash Flow
- 4-8 Flexible Suites Across 3 Buildings
- Value-Add Lease-Up Opportunity

Luke Swanson

Agent

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PROPERTY DESCRIPTION

This office property at 2400 South Street sits along one of Nacogdoches' established commercial corridors, roughly 2.3 miles south of downtown and 1.5 miles from the US 59 / TX-7 interchange. South Street itself carries about 12,000 vehicles per day past the property (TxDOT, 2025), and the surrounding stretch is a working mix of hospitality, retail, and service businesses.

The property has experienced recent renovations in the common areas, including a new roof and cosmetic upgrades throughout. It's currently partially leased, giving a buyer immediate cash flow, with the remaining space available to fill. Existing leases are short-term, with the ability to become long-term leases. There are three separate buildings with a combined total of 8 separate suites, though many of the suites can be easily combined.

OFFERING SUMMARY

Sale Price:	\$795,000
Number of Units:	8
Lot Size:	1.21 Acres
Building Size:	10,534 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	90	381	1,354
Total Population	228	987	3,756
Average HH Income	\$73,324	\$68,936	\$59,579

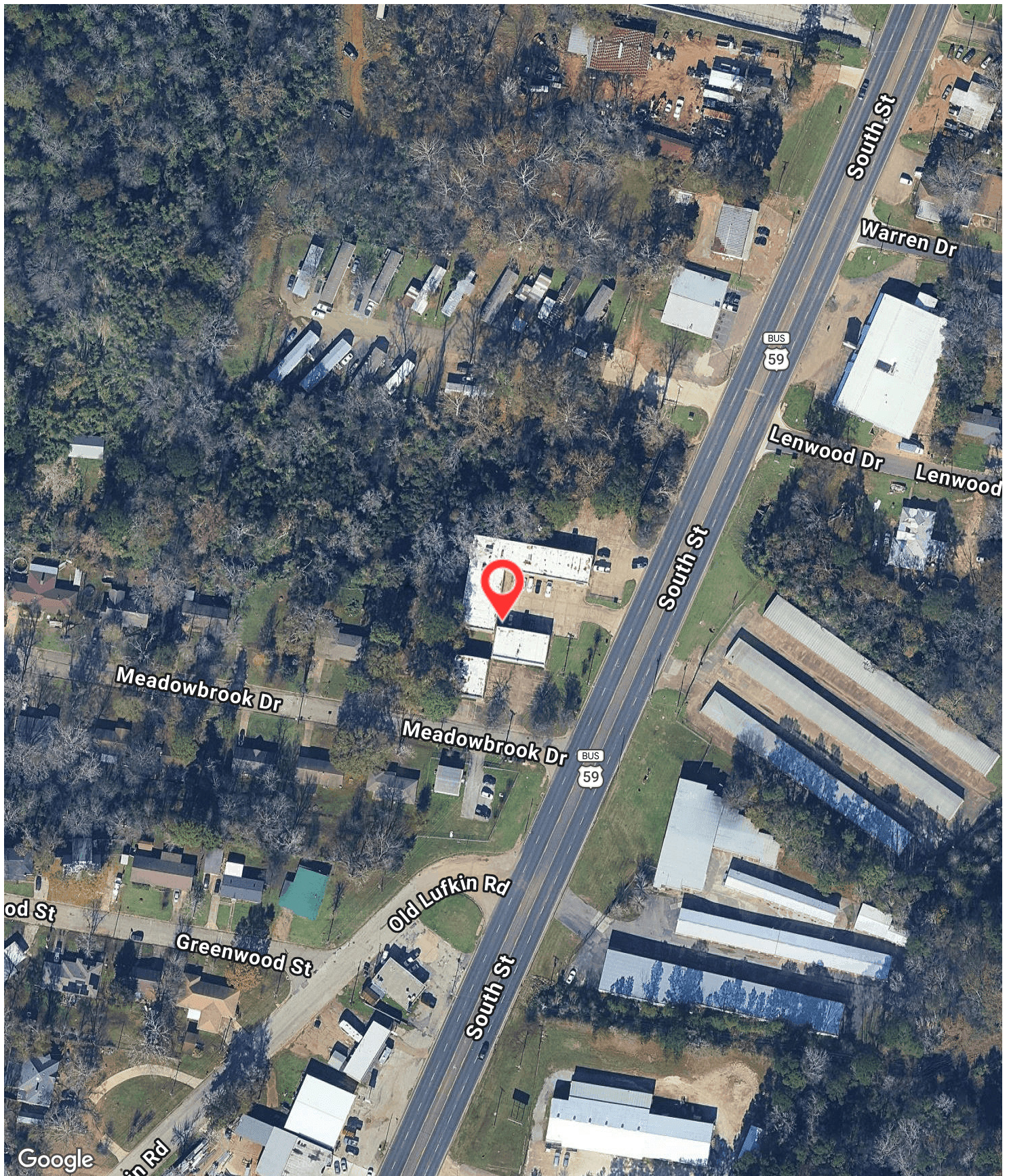


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BCP

**BURNS
COMMERCIAL
PROPERTIES**



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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Luke Swanson	787346	lswanson@bcptx.com	(903) 574-5654
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

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