



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR SALE

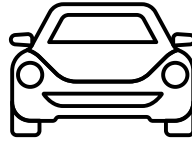
3.82 Acres for Development

600 Preston St. | Jacksonville, TX 75766

INVESTMENT SUMMARY



PROPERTY SIZE
3.82 ACRES



TRAFFIC COUNT
5,901 VPD



PRICING
\$180,000

INVESTMENT DETAILS:

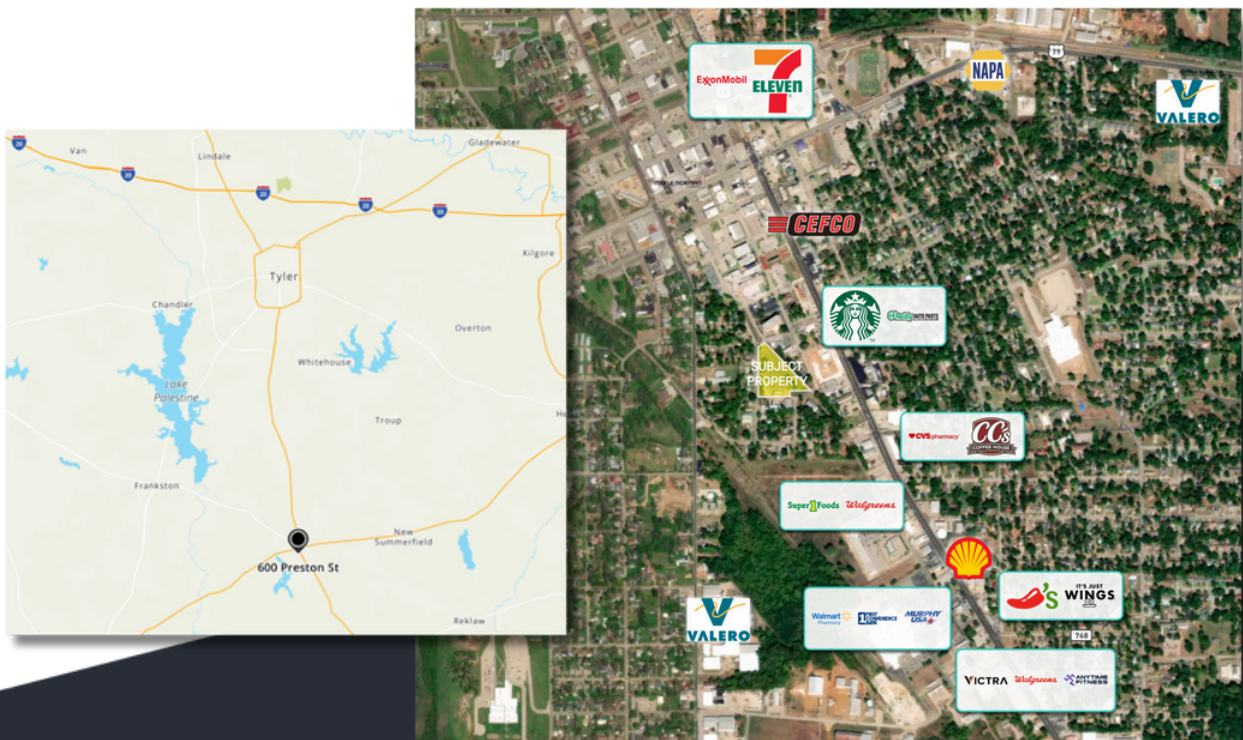
Property Overview:

Strategically situated less than half a mile from UT Health Jacksonville Hospital and East Texas Medical Center, and two miles from Christus Mother Frances Hospital, this parcel offers potential developers a prime location for healthcare-related facilities. Its proximity to medical services enhances its suitability for establishments like nursing homes, assisted living facilities, or rehabilitation centers.

The site's size and shape present a unique opportunity for customized development tailored to specific needs. The central location near Hwy 69 offers daily traffic flow of nearly 6,000 vehicles per day in this growing area.

Property Features:

- **List price:** \$180,000
- **Property size:** 3.82 acres
- **Traffic count:** 5,901 vpd
- **Zoning:** Vacant – plated lot commercial



INVESTMENT HIGHLIGHTS:

- 3+ acres ready for development - primary parcel plus narrow lot to the north
- Close proximity to medical facilities and numerous stores and restaurants
- Central location near Hwy 69



INVESTMENT CONTACT:

Samuel Scarborough, CCIM

Broker/President

(903) 570-7366

www.scarboroughcre.com





KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Miles
POPULATION				
2024 Estimated Population	6,639	14,809	19,389	27,183
2029 Projected Population	7,071	15,570	20,217	28,350
2020 Census Population	6,677	14,749	19,400	27,195
2010 Census Population	7,119	15,987	20,033	27,159
Projected Annual Growth 2024 to 2029	1.3	1.03	0.85	0.86
Median Age	29.51	30.94	32.72	34.79
Population Density (/Square Mile)	2113.24	523.76	246.87	86.53
HOUSEHOLDS				
2024 Estimated Households	2,331	5,246	6,933	9,843
2029 Estimated Households	2,425	5,422	7,111	10,102
2020 Census Households	2,327	5,239	6,971	9,901
2010 Census Households	2,358	5,493	6,996	9,674
Projected Annual Growth 2024 to 2029	0.81%	0.67%	0.51%	0.53%
INCOME				
Average household Income	\$71,756	\$67,181	\$70,451	\$76,040
Median household income	\$51,704	\$50,173	\$51,872	\$54,087
Per capita income	\$25,248	\$23,884	\$25,275	\$27,598
EDUCATION				
Less than 9th Grade	16.22%	14.71%	13.14%	10.83%
Some High School	9.60%	10.96%	10.69%	10.41%
High School Graduate	24.46%	27.12%	30.03%	31.53%
Some College	22.33%	19.59%	19.31%	20.25%
Associate Degree	5.52%	6.89%	6.93%	7.38%
Bachelor's Degree	14.33%	12.78%	12.20%	12.20%
Graduate or Professional Degree	7.53%	7.95%	7.71%	7.41%
BUSINESS				
Total Establishments	412	691	783	901
Total Employees	4,513	7,122	8,021	8,782
Average Employees Per Business	10.95	10.3	10.25	9.75
Residential Population Per Business	16.11	21.42	24.78	30.17



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 Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sam Scarborough	687976	sam@scarboroughcre.com	(903)570-7366
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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