

FOR SALE



325 Neches St., Jacksonville, TX 75766

# OFFICE PARK INVESTMENT OPPORTUNITY



## SALE PRICE

**\$775,000**

## OFFERING SUMMARY

|                |              |
|----------------|--------------|
| Building Size: | 7,000 SF     |
| Lot Size:      | 0.5 Acres    |
| Price / SF:    | \$110.71     |
| Cap Rate:      | 9.17%        |
| NOI:           | \$71,040     |
| Market:        | East Texas   |
| Submarket:     | Jacksonville |

## PROPERTY OVERVIEW

Multi Tenant Investment Property; Land: Approx. 0.5 Acre  
Improvements: Two Freestanding Office Buildings  
Centrally located in downtown Jacksonville with easy access to Hwy. 69 & Hwy. 79.

Features  
Year Built: 2006-2008

Parking: Ample Open Surface

## PROPERTY HIGHLIGHTS

- Building 1 (325 Neches St.) +/- 4,000 sf, build in 2006
- Building 2 (335 Neches St.) +/- 3,000 sf, build in 2008
- Concrete foundation, frame construction with composition roof and brick & stone veneer
- Approx. 200' of frontage on Neches St. just east of US Hwy. 69
- Highway 69 is the major north-south thoroughfare in the market area
- Centrally located in downtown Jacksonville with easy access to Hwy. 69 &

## Sale Brochure

PRESENTED BY:

**HAGAN BAKER**

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Sale Brochure

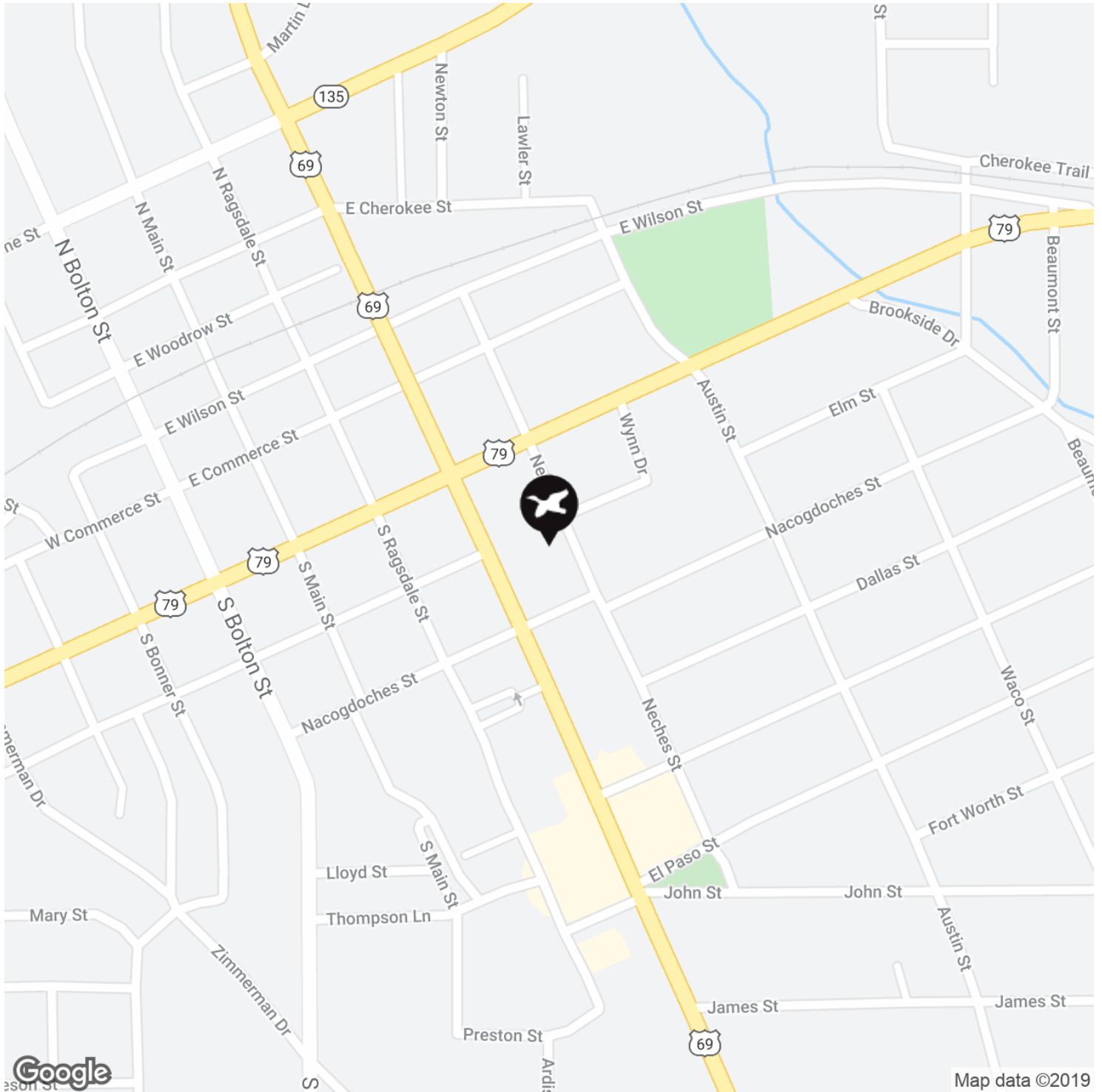
ADDITIONAL PHOTOS

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Sale Brochure  
LOCATION MAPS