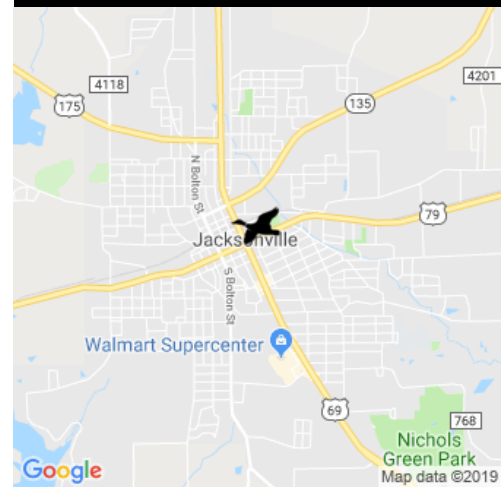


Office Park Investment Opportunity

325 Neches St., Jacksonville, TX 75766



LOCATION



OFFICE BUILDING FOR SALE

Total Acres: .50
Class: A
Sales Price: \$775,000.00 Total Price

Contact

Hagan Baker
Associate - Office, Medical & Retail
hagan@draketexas.com

Features

Year Built: 2006-2008

Parking: Ample Open Surface

- Multi Tenant Investment Property; Land: Approx. 0.5 Acre
- 8.775 % Cap Rate; NOI \$68,006
- Improvements: Two Freestanding Office Buildings
- 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 & Hwy. 79.