

CENTURY 21[®]

Judge Fite Company



37252 US HWY. 69 N

JACKSONVILLE, TX 75766



\$614,000



6,525 sqft

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. 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. • NOI: \$46,980. CAP: 7.65%.

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800.451.8055

PROPERTY TYPE: Commercial - Office
MLS STATUS: Active
MLS: 20690823
YEAR BUILT: 2002
COUNTY: Cherokee
TRACT OR SUBDIVIION: 000041
LIST DATE: 08/02/2024

AREA:
SQUARE FEET: 6,525
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 3.15
LOT SIZE (SQFT): 137,388

INTERIOR FEATURES

FLOOR COVERINGS:

- Tile

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- OnSite
- OffStreet
- ParkingLot

LOT DESCRIPTION:

- InteriorLot

ROOF TYPE:

- Metal

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityConnected

ADDITIONAL PROPERTY DETAILS

LISTED BY: Matthew Marshall 

PHONE: 903.581.3737

BROKERED BY: Drake Real Estate

century21judgefite.com

each office is independently owned and operated