

PAD SITES AVAILABLE

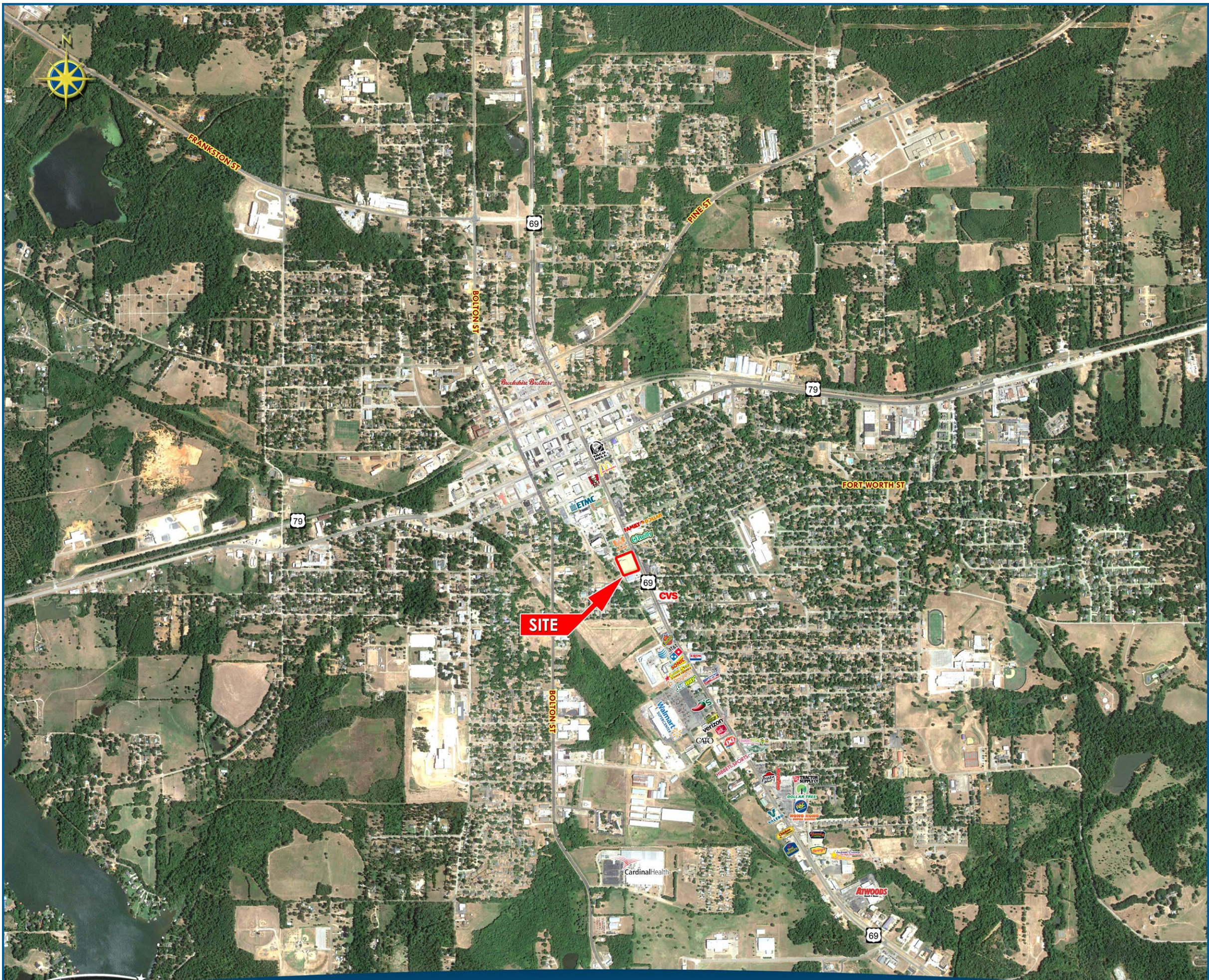
JACKSONVILLE, TEXAS

701 S JACKSON ST

CHARLOTTE COOPER CLAY MOTE

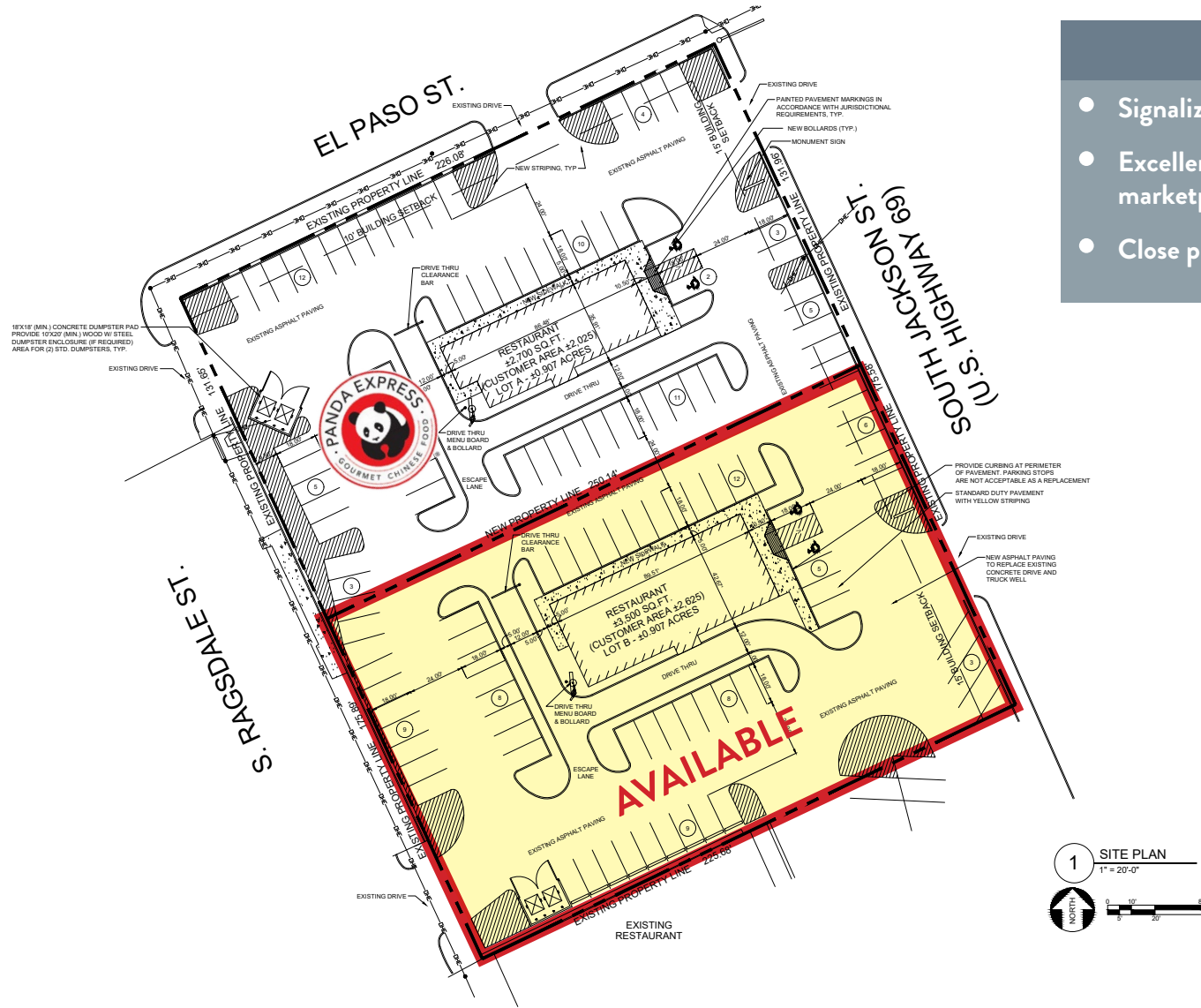


LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



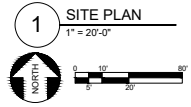
SITE

701 S JACKSON ST



- ### HIGHLIGHTS
- Signalized hard corner in the heart of town
 - Excellent retailer and QSR volumes in the marketplace
 - Close proximity to East Texas Medical Center

SITE DATA	
RESTAURANT A SF:	2,700 SQ. FT. ±
RESTAURANT B SF:	3,500 SQ. FT. ±
ACREAGE LOT A:	0.857 ±
ACREAGE LOT B:	0.907 ±
ACREAGE TOTAL:	1.764 ±
PARKING CALCULATIONS	
RETAIL SPACES REQ'D @ 1:200	
CALCULATED W/ 2,025 SQ. FT.:	41
RESTAURANT SPACES REQ'D @ 1:50:	
CALCULATED W/ 2,625 SQ. FT.:	53
TOTAL SPACES REQ'D:	94
RESTAURANT A SPACES SHOWN:	59
RESTAURANT B SPACES SHOWN:	61
TOTAL SPACES SHOWN:	120



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	7,165	16,530	20,862
2017 EST AVG HH INCOME	\$49,688	\$52,029	\$55,415

TRAFFIC COUNTS	
S JACKSON ST (US 69)	20,580 VPD (TXDOT 2013)
EL PASO ST	2,097 VPD (TXDOT 2013)

