



INVESTMENT SALES & LEASING

8841 Us-175, Jacksonville, TX 75766

For Sale

Retail Investment Opportunity in
Cherokee County.

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PROPERTY OVERVIEW

- **BUILDING SIZE / LOT SIZE**

±6,000 SF / ±2.06 ACRES

- **YEAR BUILT**

2015 (ESTIMATED)

- **PARKING**

ATTACHED CARPORT, ON-SITE, PARKING LOT, PAVED

- **ZONING**

COMMERCIAL

- **UTILITIES / POWER**

CITY SEWER, CITY WATER, AND ELECTRICITY CONNECTED



INVESTMENT SALES & LEASING

MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (5-MILE RADIUS)

3,088

Population

46.5

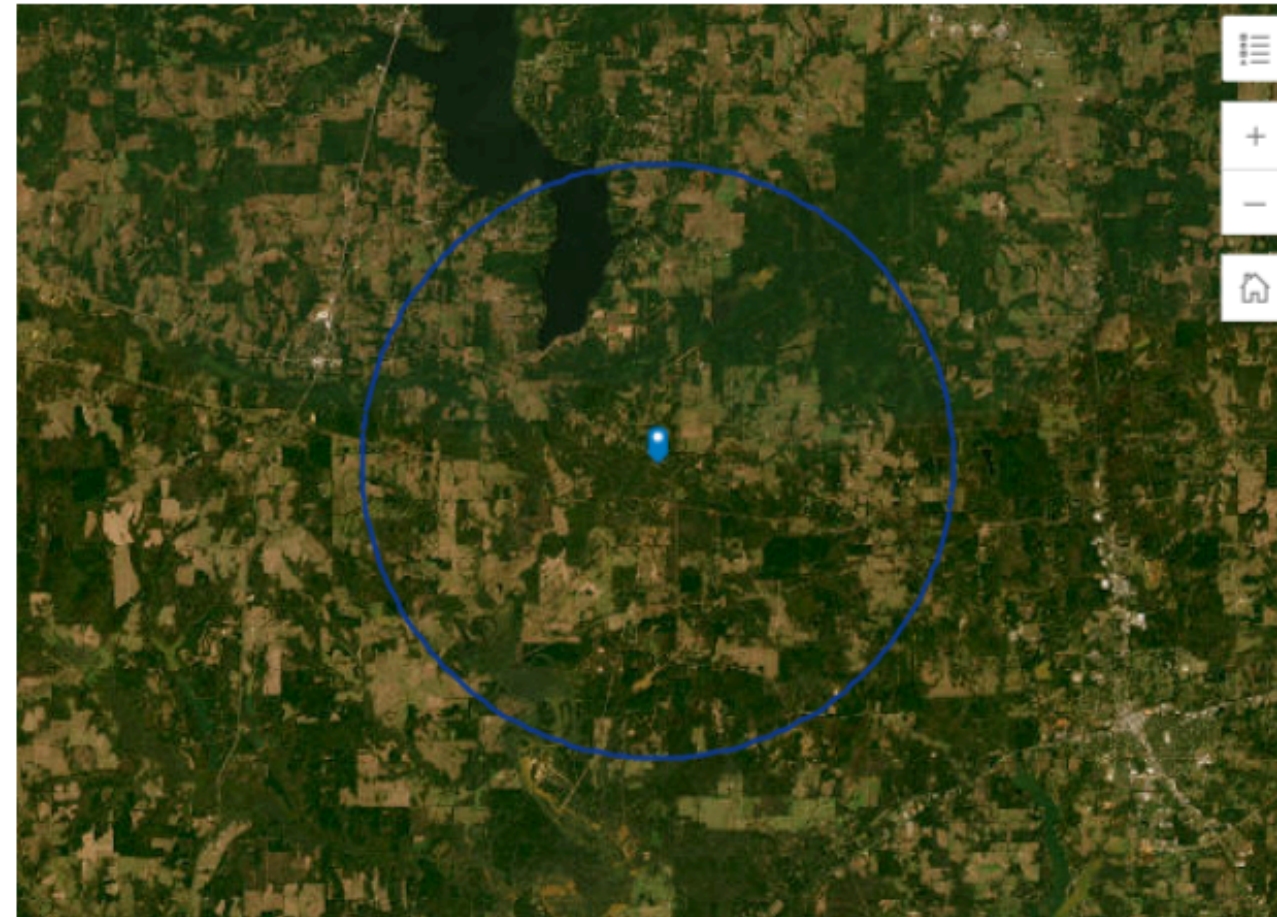
Median Age



Average Household Size

US\$69,143

Median Household Income



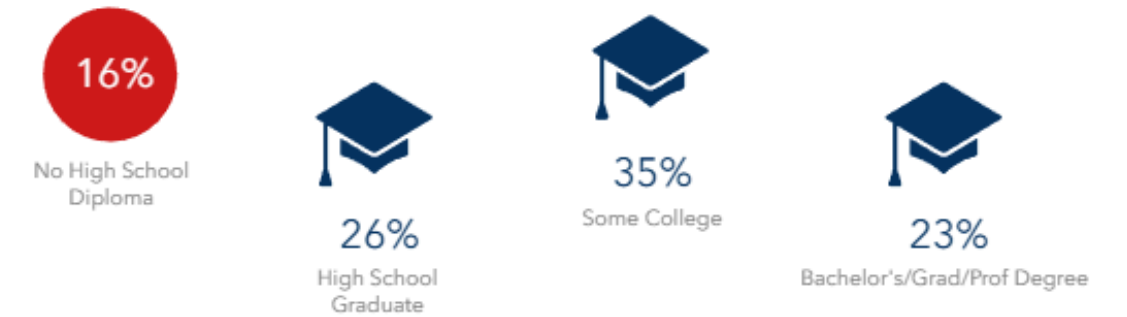
EMPLOYMENT



6.8%

Unemployment Rate

EDUCATION



BUSINESS



38

Total Businesses



168

Total Employees

ANNUAL LIFESTYLE SPENDING



ANNUAL HOUSEHOLD SPENDING



PRO FORMA CAP RATE

- BUILDING SIZE: ±6,000 SF
- LOT SIZE: ±2.06 ACRES
- ASKING PRICE: \$275,000
- LEASE TYPE: NNN
- ESTIMATED RENT: \$3,000 / MONTH
- LANDLORD EXPENSES: MINIMAL (NNN)

PRO FORMA NOI: ±\$36,000

PRO FORMA CAP RATE: ±13.09%



INVESTMENT SALES & LEASING



Cuney City Market Overview

- SITUATED ALONG U.S. HIGHWAY 175, A MAJOR EAST TEXAS TRANSPORTATION CORRIDOR
- APPROXIMATELY 27 MILES SOUTHWEST OF TYLER, TEXAS
- APPROXIMATELY 10 MILES NORTHWEST OF JACKSONVILLE, TEXAS
- POPULATION: 116 (2020 U.S. CENSUS)
- PART OF THE TYLER METROPOLITAN STATISTICAL AREA
- CHEROKEE COUNTY POPULATION: ~50,000 RESIDENTS
- REGIONAL ECONOMY SUPPORTED BY AGRICULTURE, RETAIL, SERVICES, AND SMALL INDUSTRIAL BUSINESSES
- U.S. HIGHWAY 175 CONNECTS THE AREA TO DALLAS–FORT WORTH, ATHENS, JACKSONVILLE, AND TYLER
- TYLER SERVES AS THE PRIMARY REGIONAL HUB FOR HEALTHCARE, EDUCATION, AND EMPLOYMENT



CHEROKEE COUNTY OVERVIEW

- LOCATED IN EAST TEXAS
- COUNTY SEAT: RUSK, TEXAS
- MAJOR CITIES: JACKSONVILLE, RUSK, ALTO, WELLS
- POPULATION: APPROXIMATELY 50,845 (2020 U.S. CENSUS)
- PART OF THE TYLER METROPOLITAN STATISTICAL AREA
- MEDIAN HOUSEHOLD INCOME: APPROXIMATELY \$50,199
- ECONOMY SUPPORTED BY AGRICULTURE, MANUFACTURING, HEALTHCARE, RETAIL, AND TIMBER INDUSTRIES
- MAJOR TRANSPORTATION ROUTES INCLUDE U.S. HIGHWAY 69, U.S. HIGHWAY 79, AND U.S. HIGHWAY 175
- APPROXIMATELY 25–30 MILES SOUTH OF TYLER, TEXAS
- REGIONAL ACCESS TO TYLER'S HEALTHCARE SYSTEMS, EDUCATION INSTITUTIONS, AND EMPLOYMENT CENTERS



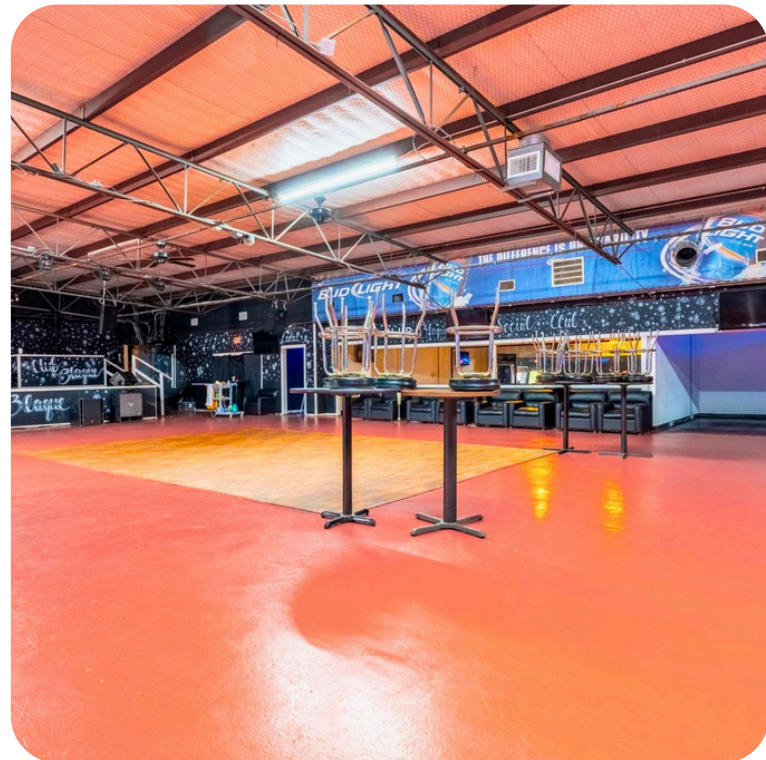
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INVESTMENT HIGHLIGHTS

- ±2.06 Acre commercial site with strong highway exposure
- ±6,000 SF retail building featuring an open floor plan with stage and full bar
- ±2,000 SF warehouse/storage building adjacent to the main structure
- Located directly on U.S. Highway 175 with excellent visibility and access
- Traffic counts exceeding 52,000 vehicles per day
- Commercial zoning allowing a variety of retail or business uses
- Flexible layout suitable for retail, restaurant, event space, warehouse, or storage use
- Ample paved parking on site
- Located in the developing community of Cuney, Texas in Cherokee County
- Approximately 10 miles from Jacksonville, Texas
- Approximately 27 miles south of Tyler, Texas



INVESTMENT HIGHLIGHTS





±2,000 SF



±6,000 SF







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Disclaimer

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