

609 West Gibson Street  
Jasper, TX 75951

Industrial  
Owner User Opportunity  
Offering Memorandum



**MATTHEWS**™

Exclusively Listed By:



**Louis Murray**

Associate

**(310) 844-9368**

[louis.murray@matthews.com](mailto:louis.murray@matthews.com)

License No. 02208617 (CA)



**Brett Davis**

First Vice President

**(424) 217-7709**

[brett.davis@matthews.com](mailto:brett.davis@matthews.com)

License No. 02116782 (CA)



**Alexander Harrold**

Executive VP & Senior Director

**(310) 919-5790**

[alex.harrold@matthews.com](mailto:alex.harrold@matthews.com)

License No. 02009656 (CA)

**Patrick Graham**

Broker of Record

License No. 9005919 (TX)

Louis Murray, Brett Davis, Alexander Harrold in conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code.



# Executive Summary

- **Value-Add / Owner-User / Redevelopment Opportunity:** This property offers a unique opportunity for an owner-user, investor, or developer seeking a highly functional facility with substantial excess land. The site provides immediate flexibility for occupancy, expansion, or long-term redevelopment. With nearly 10 acres of land and adaptable improvements, the property can support a wide range of commercial and service-oriented uses, including building supply, contractor yard operations, RV and boat storage, equipment storage, retail showroom with outdoor inventory, or other yard-intensive businesses.
- **Rare Low-Coverage Facility with Substantial Outdoor Storage:** ±24,449 SF facility situated on ±9.89 total acres, reflecting an exceptionally low site coverage ratio of approximately 5.58%. The property's expansive yard configuration supports a variety of outdoor-intensive commercial uses while providing flexibility for future site reconfiguration, expansion, or redevelopment. Large, low-coverage commercial sites with this level of visibility and accessibility are increasingly difficult to find.
- **Strategic East Texas Location / Income Tax-Free State:** Located in downtown Jasper, directly across from the newly constructed Walmart Supercenter and Lowe's Home Improvement, the property benefits from excellent visibility, strong traffic counts, and convenient access to major thoroughfares including US-96, US-190, and US-63. This central location serves the broader East Texas region and supports a wide range of commercial, retail, storage, and service uses.



# Financial Overview

## PRICING SUMMARY

Price	\$1,103,000
Price/SF	\$45.11
Price/SF Land	\$2.56

## PROPERTY SUMMARY

Address	609 West Gibson Street, Jasper, TX 75951
Building Square Feet	±24,449 SF
Acres	±9.89 AC
Lot Square Feet	±430,808 SF
Building/Lot Coverage	5.68%
Year Built	1995



## FINANCING

FOR FINANCING OPTIONS REACH OUT TO:

Andrew Marcus

[andrew.marcus@matthews.com](mailto:andrew.marcus@matthews.com)

(646) 298-3027



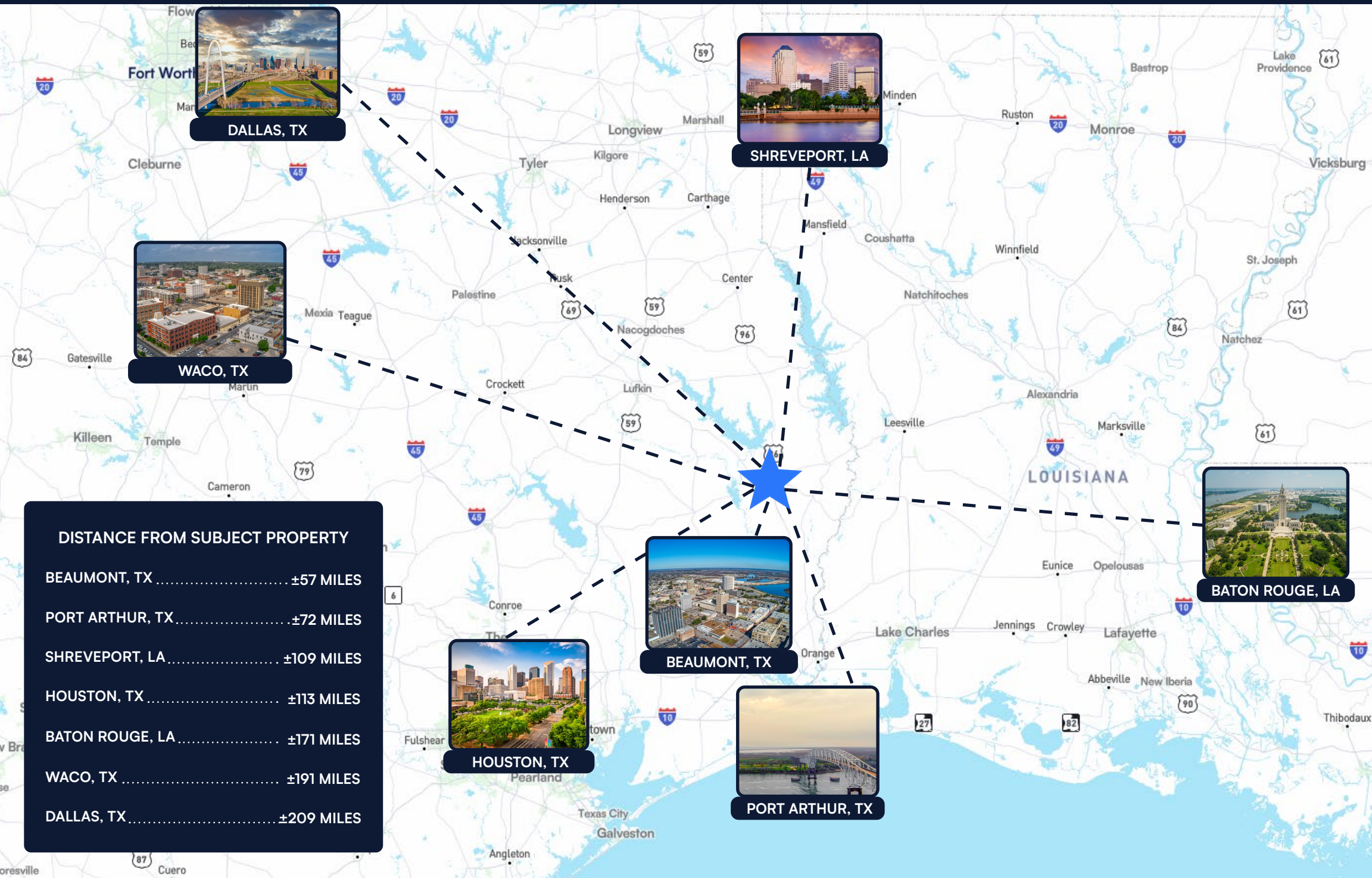




W Gibson St ± 19,000 VPD



# Distance Map



# Jasper, TX



**11.04% Population Growth Rate (2000-2025)**

## Local Market Overview

Jasper's industrial market is shaped by its long connection to the timber and forestry sectors, which continue to play a central role in the local economy. Sawmills, wood-processing operations, and manufacturers supporting construction and paper-related products form the core of the industrial base. These facilities benefit from the area's abundant natural resources and established supply chains throughout East Texas and western Louisiana. In addition, light manufacturing and fabrication businesses operate in and around the city, serving regional needs for metalwork, equipment repair, and component production.

The market also includes distribution and service-oriented industrial properties that support agriculture, utilities, and transportation. Jasper's position along major regional roadways—particularly U.S. Highways 96 and 190—provides straightforward access for truck traffic, making it suitable for small to mid-sized logistics users. Industrial activity tends to be stable rather than rapidly expanding, but the combination of available land, moderate operating costs, and proximity to natural-resource industries keeps the sector active and relevant for businesses looking to serve the broader Southeast Texas and Southwest Louisiana markets.

# Jasper County — Market Overview

**\$49,919**

Median HH Income

**\$600M**

2024 Consumer Spend

**13,667**

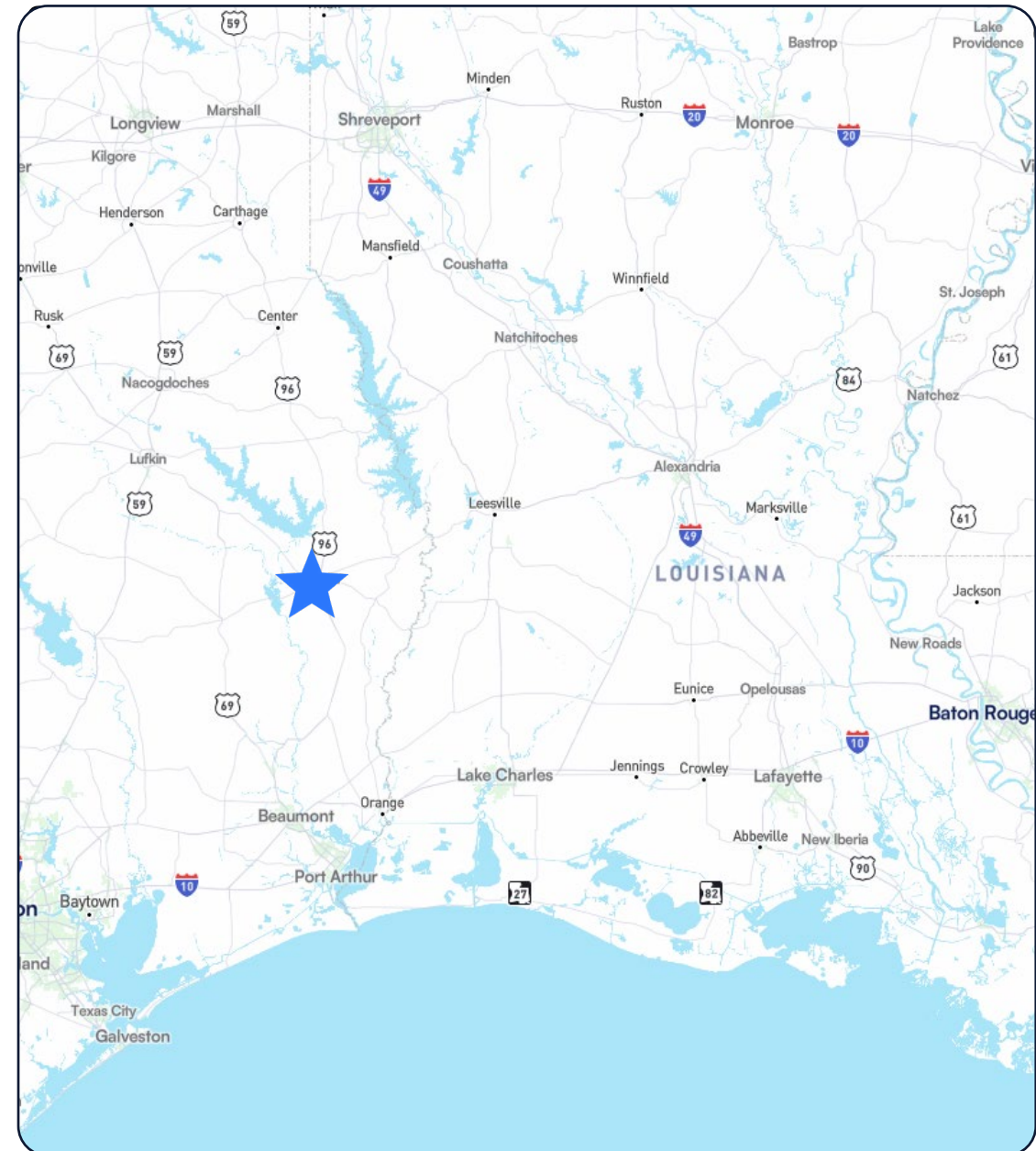
Number of Households

**32,807**

Population

## Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	8,745	10,395	13,613
2025 Population	9,441	11,125	14,307
2030 Population Projection	9,524	11,206	14,362
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	3,405	4,051	5,281
2025 Households	3,749	4,424	5,679
2030 Household Projections	3,786	4,462	5,711
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$56,790	\$61,301	\$63,233



# Economic Drivers

## Jasper's strategic location and supportive incentives power its industrial growth.

East-Texas access to major highways, rail and forest-product resources underlie its logistics appeal.

### Economic Drivers

The Jasper Economic Development Corporation promotes a 5-L advantage: Location, Low Cost, Logistics, Labor and Lifestyle. Anchor sectors include timber/wood products, regional manufacturing and logistics/distribution. Major infrastructure initiatives include the Jasper Airport Industrial Park and a rail-served industrial area being improved on the city's east side.

### Primary Industries

- Timber and wood-based manufacturing
- Logistics/distribution
- Agricultural/forest products
- Support industries for regional manufacturing
- Retail-service for local economy

### Top Employers

- Ameri Tech Building Systems
- East Texas Support Services Inc.
- Deep East Texas Council of Governments
- Jasper Diagnostic Clinic

### Recent Developments

- Jasper Airport Industrial Park - new industrial park with enhanced access.
- Rail-served east-side industrial area improving heavy-industrial accessibility.
- Ongoing regional corridor development tied to IH-14 (future interstate) planning.

**\$1.24B+**

Regional Gross Domestic Product

**±70 Miles**

Distance to Downtown Beaumont



# | Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **609 West Gibson Street, Jasper, TX 75951** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

# MATTHEWS™

609 West Gibson Street, Jasper, TX 75951

Exclusively Listed By:



**Louis Murray**

Associate

**(310) 844-9368**

[louis.murray@matthews.com](mailto:louis.murray@matthews.com)

License No. 02208617 (CA)



**Brett Davis**

First Vice President

**(424) 217-7709**

[brett.davis@matthews.com](mailto:brett.davis@matthews.com)

License No. 02116782 (CA)



**Alexander Harrold**

Executive VP & Senior Director

**(310) 919-5790**

[alex.harrold@matthews.com](mailto:alex.harrold@matthews.com)

License No. 02009656 (CA)

**Patrick Graham**

Broker of Record

License No. 9005919 (TX)

Louis Murray, Brett Davis, Alexander Harrold in conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code.

