

## OFFERING MEMORANDUM

# THE DAILY SENTINEL - OFFICE/MIXED-USE

4920 Colonial Drive, Nacogdoches, TX 75965



**15,808 SF | 2.203 ACRES | SINGLE STORY | BUILT IN 1978**

## CONTACTS

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## OFFERING MEMORANDUM

# 4920 COLONIAL DRIVE

Nacogdoches, TX 75965

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## DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.







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## EXECUTIVE SUMMARY

# 4920 COLONIAL DRIVE

Nacogdoches, TX 75965

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The Daily Sentinel, located at 4920 Colonial Drive in Nacogdoches, TX, is a well-positioned property, totaling 15,808 square feet and situated on a 2.203-acre lot. The main building features a mix of office and warehouse space, with 6,840 square feet dedicated to warehouse facilities and 8,760 square feet allocated for office use. The property was built in 1978 and benefits from ample parking. This property presents an exciting investment/owner-user opportunity with several noteworthy features and the combination of office and warehouse space provides flexibility to accommodate a wide range of businesses.





# MARKET OVERVIEW



## Nacogdoches, Texas

Nacogdoches, TX is a city located in eastern Texas and is the county seat of Nacogdoches County. It holds the distinction of being the oldest town in Texas, having been founded in 1779 by Spanish explorers. Nacogdoches has a rich historical background. It has seen the rule of Spain, Mexico, the Republic of Texas, and eventually became part of the United States. The city has preserved its historical charm through its architecture, including the iconic red brick streets in its downtown area. Nacogdoches is home to Stephen F. Austin State University (SFA), a public university that contributes significantly to the city's educational and cultural landscape. SFA offers a wide range of academic programs and has a vibrant campus community. The city is surrounded by picturesque landscapes, including lush forests, scenic trails, and numerous natural attractions. Nacogdoches is often referred to as the "Garden Capital of Texas" due to its stunning gardens and parks, such as the Ruby M. Mize Azalea Garden and Mast Arboretum.



## POPULATION

City: Nacogdoches

**32,118**

State: Texas 29,530,000

## MEDIAN AGE

City: Nacogdoches

**24.4 Years**

State: Texas 34.8 Years

## AVERAGE HOUSEHOLD INCOME

City: Nacogdoches

**\$58,069**

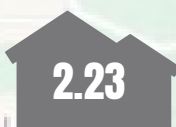
State: Texas \$94,115

## HOUSEHOLDS

City: Nacogdoches

**12,262**

State: Texas 9,906,000



Average  
Household Size

	2 Mile	5 Mile	10 Mile
Population 2023	20,403	39,447	50,758
Total Households	7,031	14,479	18,731
Avg Household Size	2.3	2.4	2.5
Avg Household Income	\$45,247	\$53,371	\$58,676
Median Home Value	\$93,586	\$129,590	\$137,038

## ECONOMIC INDICATORS

**5.5%** Nacogdoches Unemployment Rate

**3.4%** U.S. Unemployment Rate

Population 22+  
by Educational Attainment

Highest level of education among people aged 25 years  
and older as 80% more or less than Texas at large.

Some High School, No Diploma	22%
High School Grad	27%
Some College, No Degree	29%
Associate's Degree	5%
Bachelor's Degree	12%
Advanced Degree	5%

# LOCATION OVERVIEW

## • HIGHWAY ACCESS

U.S. Route 59 (US-59) is a major north-south highway that runs through Nacogdoches, connecting the city with other towns and cities in Texas. It provides access to Houston to the south and Texarkana to the north.

State Highway 7 (SH-7) is an east-west state highway that intersects with US-59 in Nacogdoches. It connects the city with other communities in East Texas, including Crockett and Lufkin.

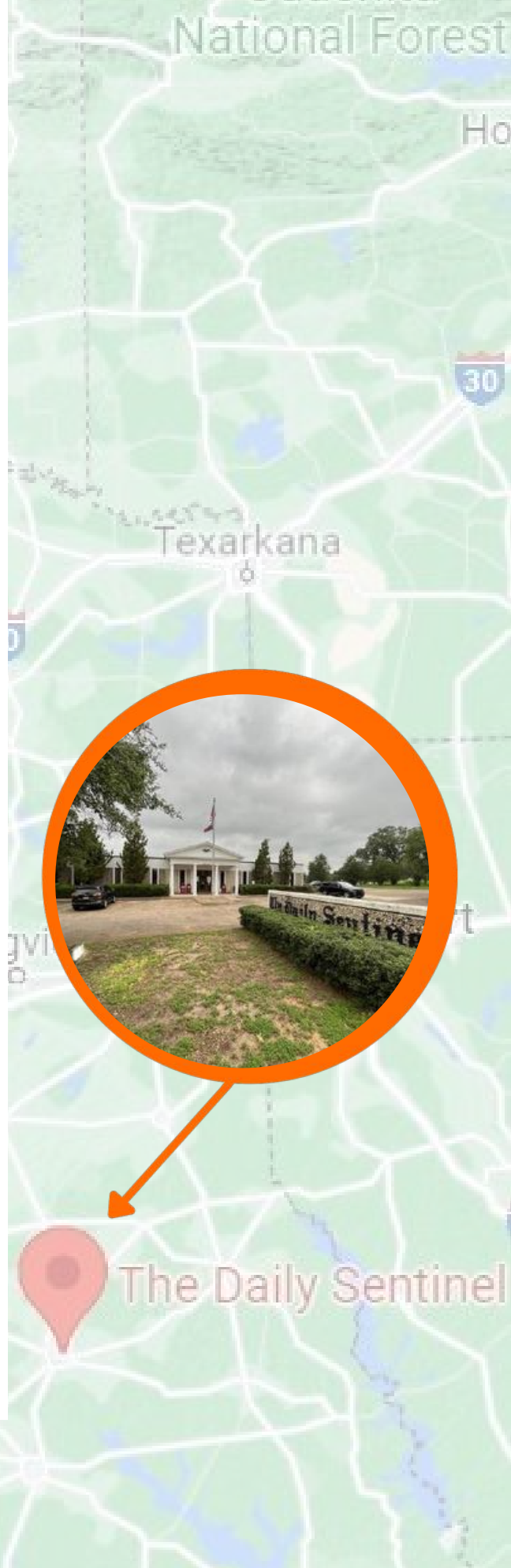
These highways play a crucial role in connecting Nacogdoches to the broader transportation network, allowing residents and visitors to travel to and from the city by road.

## • PROXIMITY

East Texas Regional Airport is approximately 70 miles northwest of Nacogdoches.

Shreveport Regional Airport is approximately 90 miles east of Nacogdoches.

George Bush Intercontinental Airport is approximately 160 miles southwest of Nacogdoches.





# SITE OVERVIEW

## SITE

Property Type:	Office/Mixed-use
Building Class:	Class B
Year Built:	1978
Total SF:	15,808
Office SF:	8,760
Warehouse SF:	6,840
Open Porch SF:	208
Total Acreage:	2.203

## TAXES (2022)

Taxes (Total):	\$20,088.28
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# PARCEL OVERVIEW

## BUILDING SPECIFICATIONS

Building Size:

Office: 8,760 SF

Warehouse: 6,840 SF

Open Porch: 208 SF

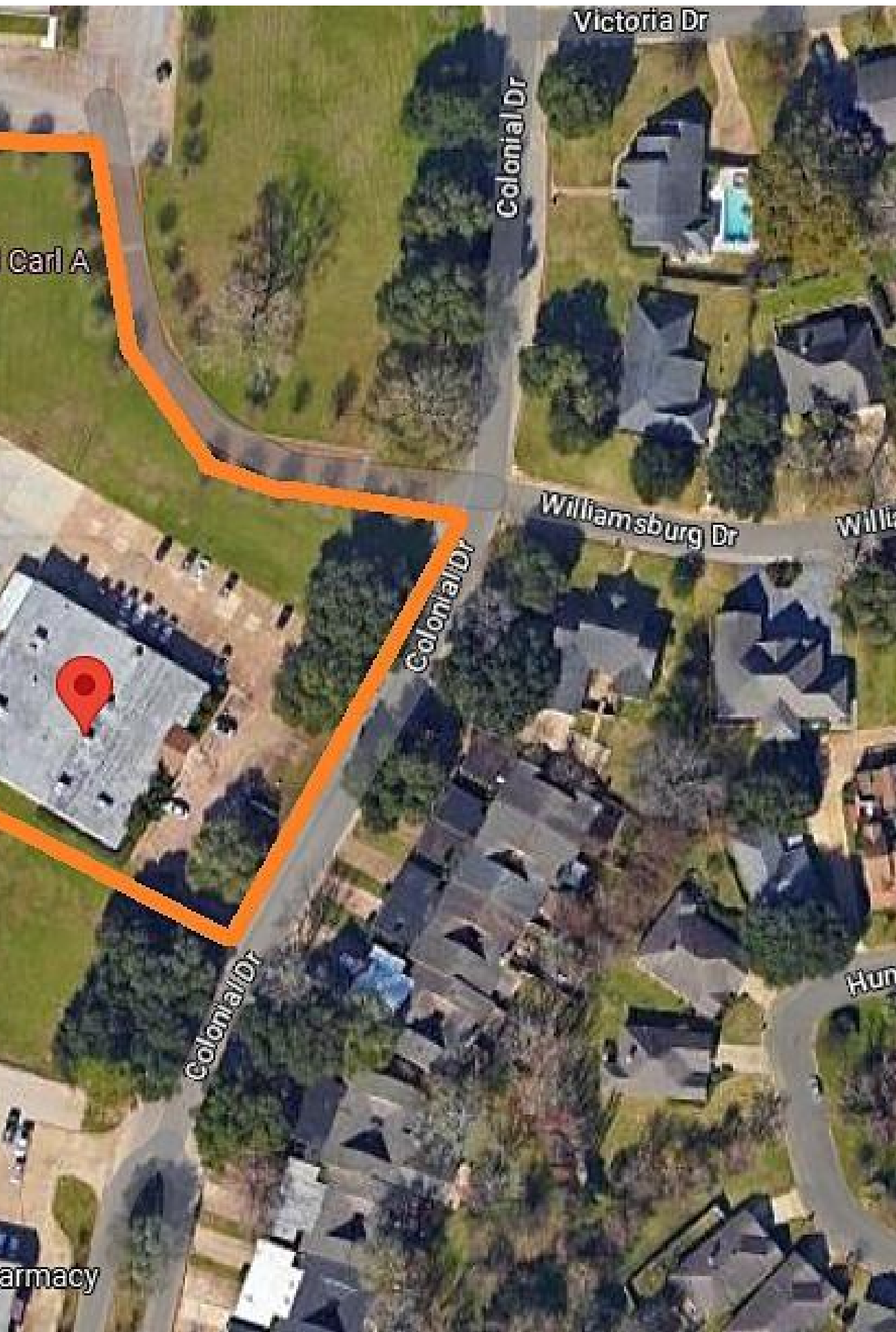
Total: 15,808 SF

Year Built: 1978

Acreage: 2.203 acres





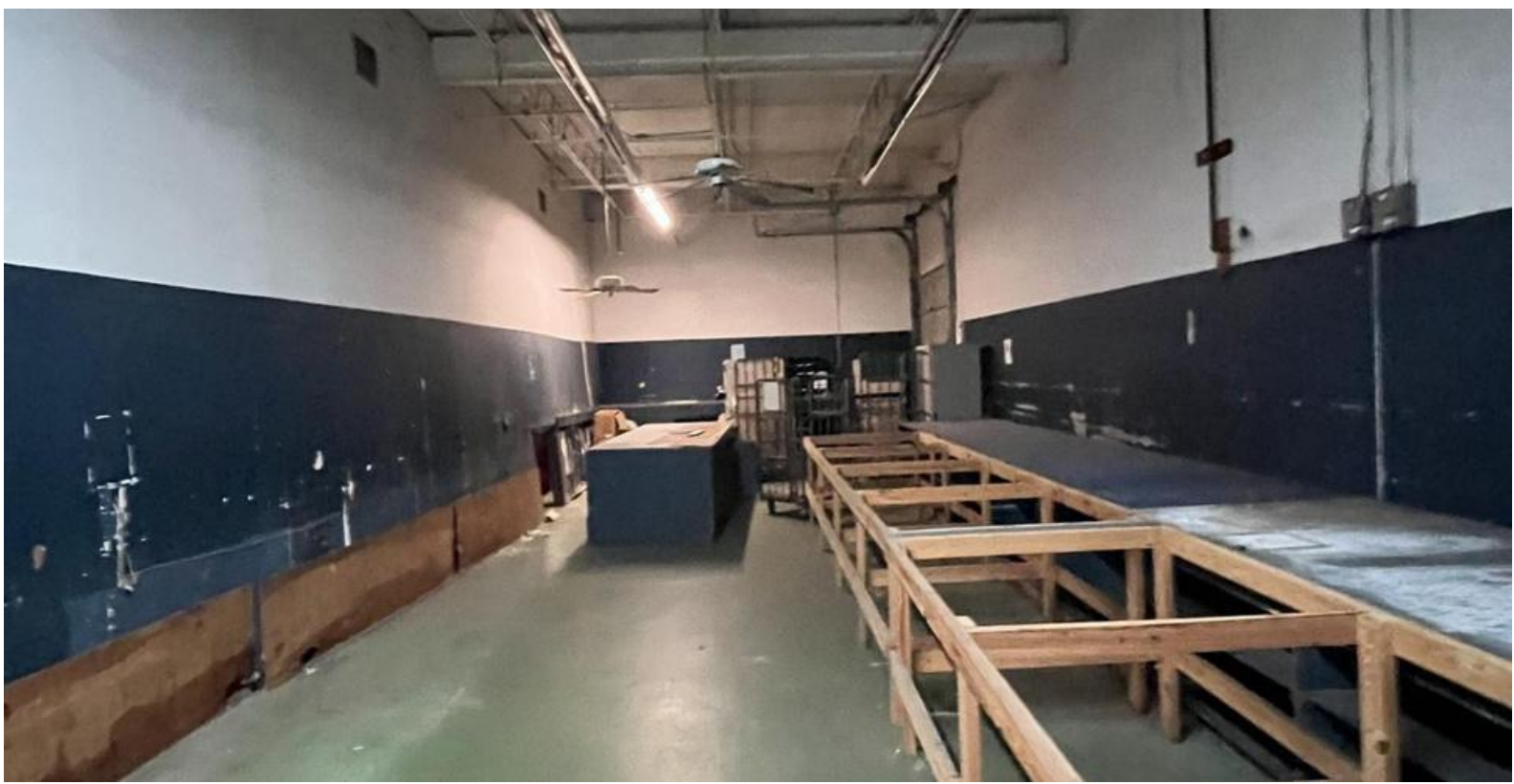




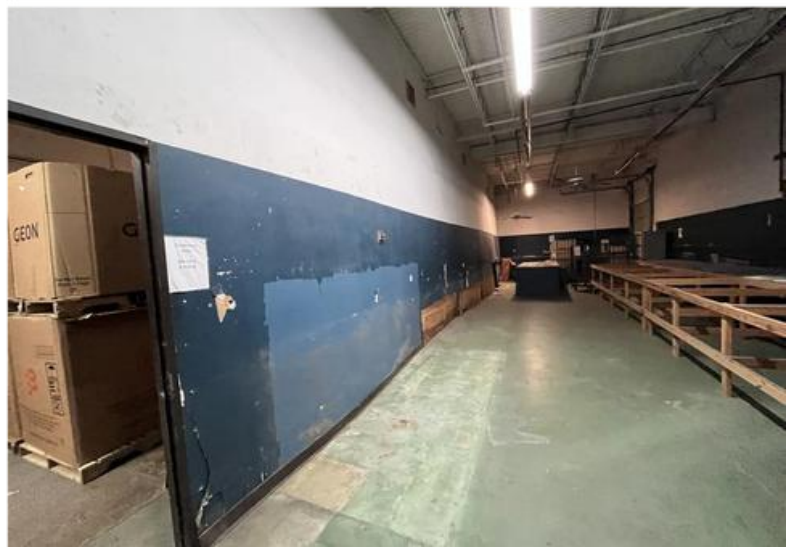












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