



INDEPENDENCE
COMMERCIAL REAL ESTATE

FOR SALE

CROCKETT EDUCATION CENTER

1303 E. HOUSTON AVENUE | CROCKETT, TEXAS



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CONTACT:

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OVERVIEW

An exceptional ±32,156 SF institutional-use property on ±9.49 acres in Crockett, Texas, ideally positioned near the intersection of E. Houston Avenue & Renaissance Way. Currently improved as an education center, this property offers a rare combination of building size, acreage, and flexibility for schools, churches, medical/rehabilitative use, or other special-use buyers.

SIZE

- » **Building 1:** Main Facility (School) | ±12,772 SF | Built in 1989
- » **Building 2:** Gymnasium | ±6,566 SF | Built in 2000
- » **Building 3:** Secondary School | ± 3,649 SF | Built in 1986

HIGHLIGHTS

- » A unique opportunity to acquire a large-format, special-purpose facility in a growing East Texas market
- » ±9.49 acres — ample land for expansion, parking, or outdoor programming
- » Frontage on West Houston Avenue
- » Not located in a 100-year floodplain per FEMA mapping
- » Zoned R-2/R-3 residential; well-suited to continued educational or special-use operation
- » Established institutional presence with adjoining daycare & church uses nearby
- » Asking Price: Call for Info



TOTAL POPULATION

1 MILE	3,293
3 MILE	6,675
5 MILE	7,976



DAYTIME POPULATION

1 MILE	4,086
3 MILE	7,639
5 MILE	8,666



TOTAL HOUSEHOLDS

1 MILE	1,338
3 MILE	2,774
5 MILE	3,353



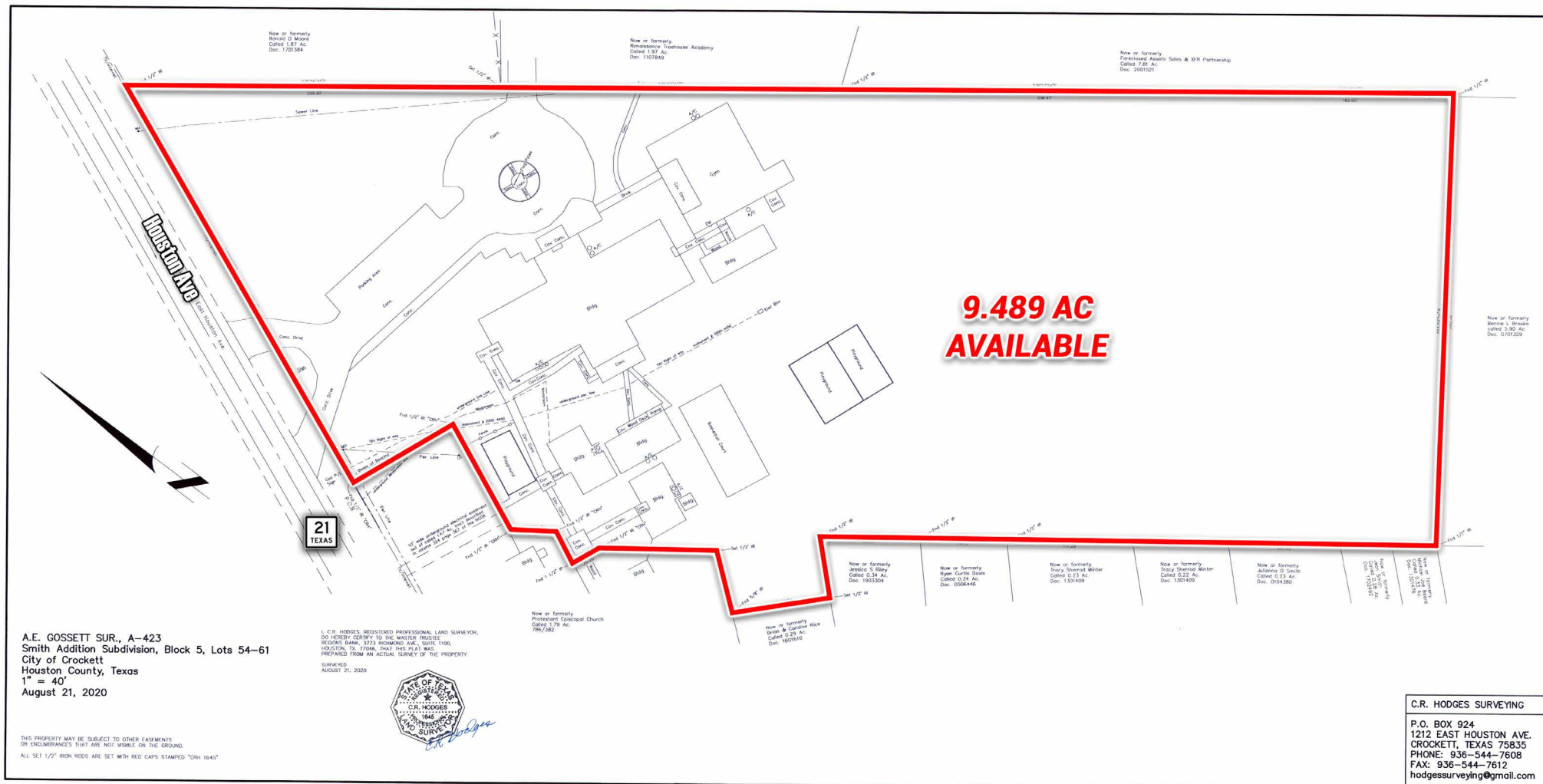
AVERAGE HH INCOME

1 MILE	\$87,121
3 MILE	\$72,007
5 MILE	\$75,481

CROCKETT EDUCATION CENTER | PROPERTY OVERVIEW



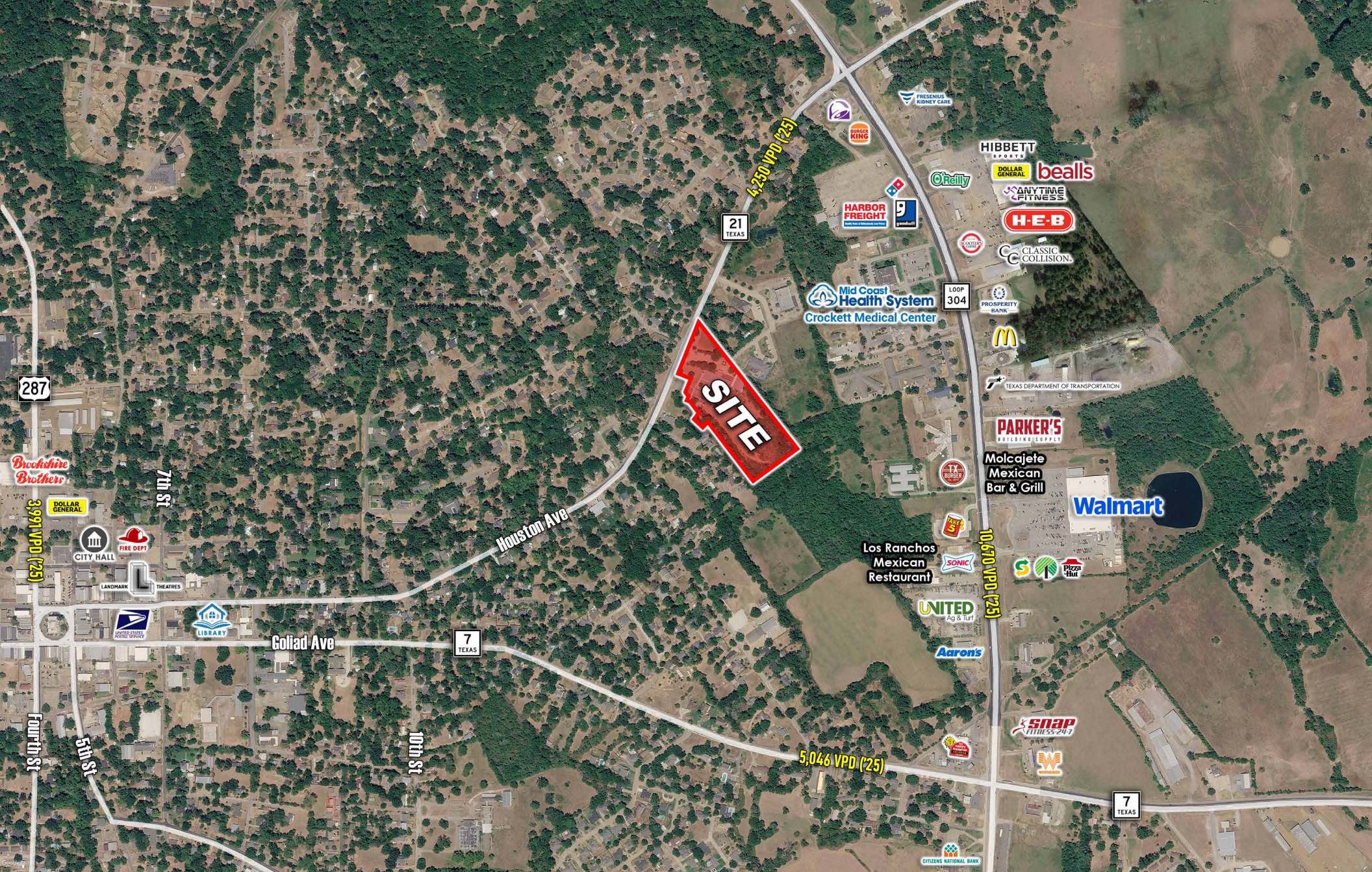
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CROCKETT EDUCATION CENTER | SURVEY



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CROCKETT EDUCATION CENTER | SITE AERIAL



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CROCKETT EDUCATION CENTER | MARKET AERIAL



CROCKETT EDUCATION CENTER | EXTERIOR PHOTOS



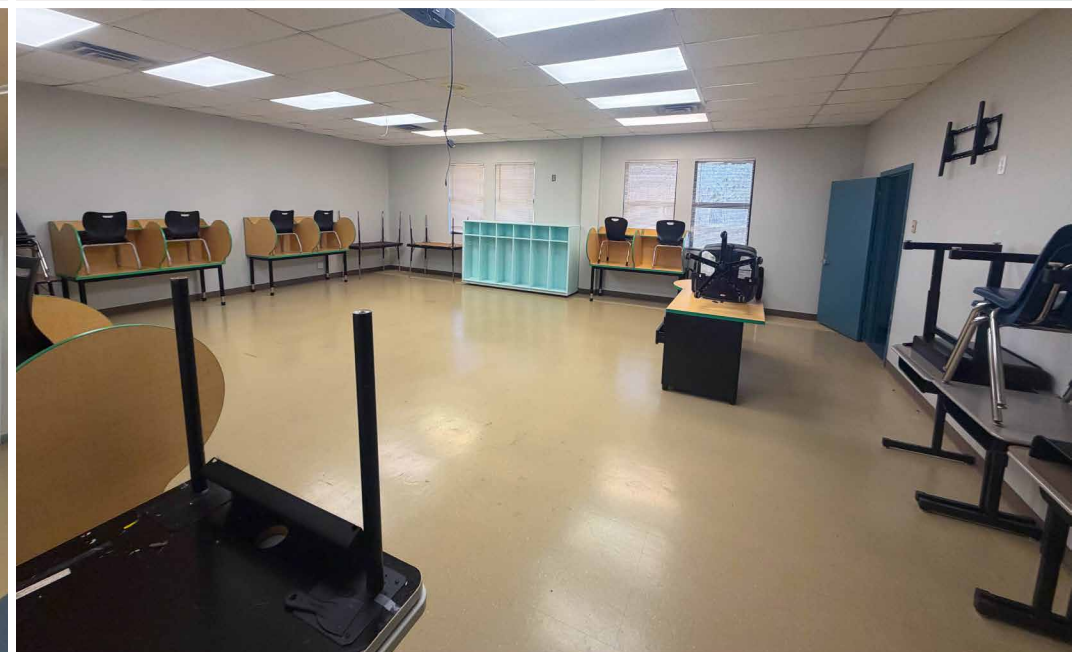
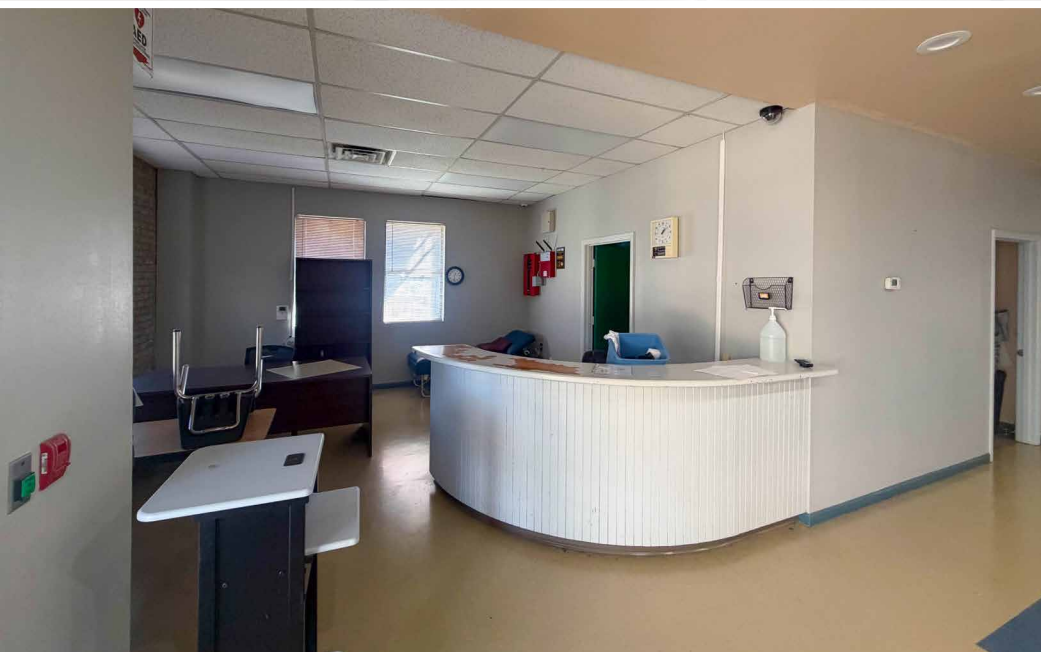
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CROCKETT EDUCATION CENTER | EXTERIOR PHOTOS



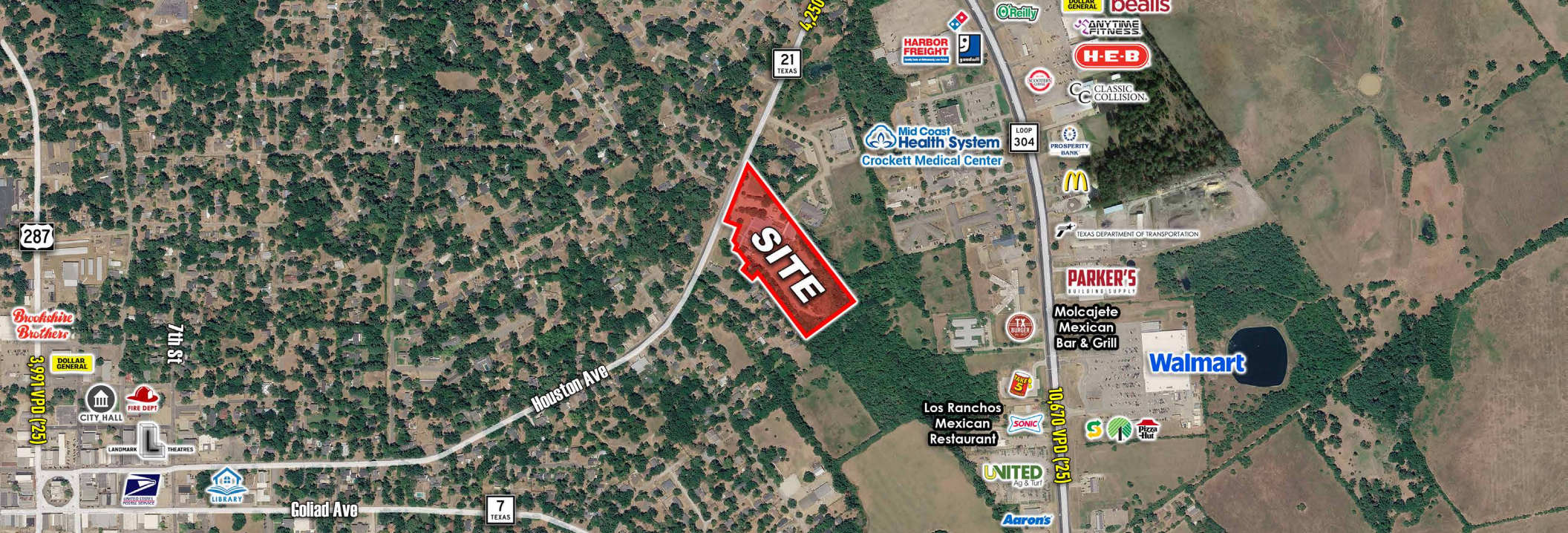
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CROCKETT EDUCATION CENTER | INTERIOR PHOTOS



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