

FOR SALE

425 W. Gibson St, Jasper, TX 75951



Colliers

**Contact**

**Peter Block**

Executive Vice President

+1 847 384 2840

[peter.block@colliers.com](mailto:peter.block@colliers.com)

**Christian Pera**

Senior Associate

+1 847 384 2844

[christian.pera@colliers.com](mailto:christian.pera@colliers.com)

**Cody Persyn**

Senior Vice President

+1 713 830 2194

[cody.persyn@colliers.com](mailto:cody.persyn@colliers.com)

# 425 W. Gibson St, Jasper, TX 75951

Colliers is pleased to offer the opportunity to purchase a Ashley's Home Furniture located at 425 W. Gibson Jasper, TX 75951

This is a 6 year Franchise guaranteed lease with Ashley's Home Furniture. This is a passive investment, as Ashley's executed an NN lease offering minimal landlord responsibilities or expenses. There are 5% rental increases every 5 years with the next bump coming on November 1st, 2027 in the base term of the lease and in each of the 3, five-year options to renew.

The property is located along W Gibson Street (US-190) in Jasper, Texas, benefiting from strong visibility and accessibility in the city's primary retail corridor. The subject property is strategically positioned near major regional thoroughfares and serves as a key commercial destination for the surrounding trade area. The site benefits from consistent traffic flow generated by local residents, regional commuters, and travelers passing through East Texas. Additionally, the property is located within the Beaumont-Port Arthur DMA, providing access to the broader Southeast Texas media market.

The property is offered at \$2,820,000 which translates to a 7.00% cap rate.



## Property Description

Address:	425 W Gibson, Jasper, TX 75951
Offering Price:	\$2,820,000
NOI:	\$197,400
Cap Rate:	7.00%
Land Size:	2.44 acres
Year Renovated:	1996

## Lease Summary

Lease Type:	NN
Lease Term Remaining:	6.6 Years
Rent Commencement:	November 1, 2022
Lease Expiration:	October 31, 2032
Renewal Options:	3 (5) Year Options
Escalations:	5% Every Five Years
Next Rent Increase:	November 1, 2027
Guarantor:	Franchisee

## Demographics Snapshot

Building Size	34,452 SF
Traffic Counts	16,543 VPD

	1 Mile	3 Miles	5 Miles
Population	2,064	9,101	11,374
Average HHI	\$49,508	\$61,485	\$66,978
Households	823	3,382	4,137

## Location Overview

Jasper is a city in and the county seat of Jasper County, Texas, United States. Its population was 6,884 at the 2020 U.S. census, down from 7,590 at the 2010 U.S. census. Jasper is situated in the Deep East Texas subregion, about 40 miles (64 km) west of the Texas-Louisiana state line.

Jasper, Texas is known far and wide as the “Jewel of the Forest”. Mild winters, low cost of living, high quality of life, and abundant natural beauty make Jasper a great place to put down roots. Located in deep East Texas amid three beautiful lakes, Jasper is a caring community. With a population of approximately 8500 people, Jasper is the county seat of Jasper County. Jasper boasts southern charm and a small town atmosphere while offering many modern amenities.

Residents there enjoy a rich heritage and an outstanding quality of life. Newcomers will find a friendly, charming community with a progressive outlook on the future. Jasper residents have always known what a great place Jasper is to live, work, play, and raise a family. They invite others to come experience life at its best.



## Details

### Strategic Location

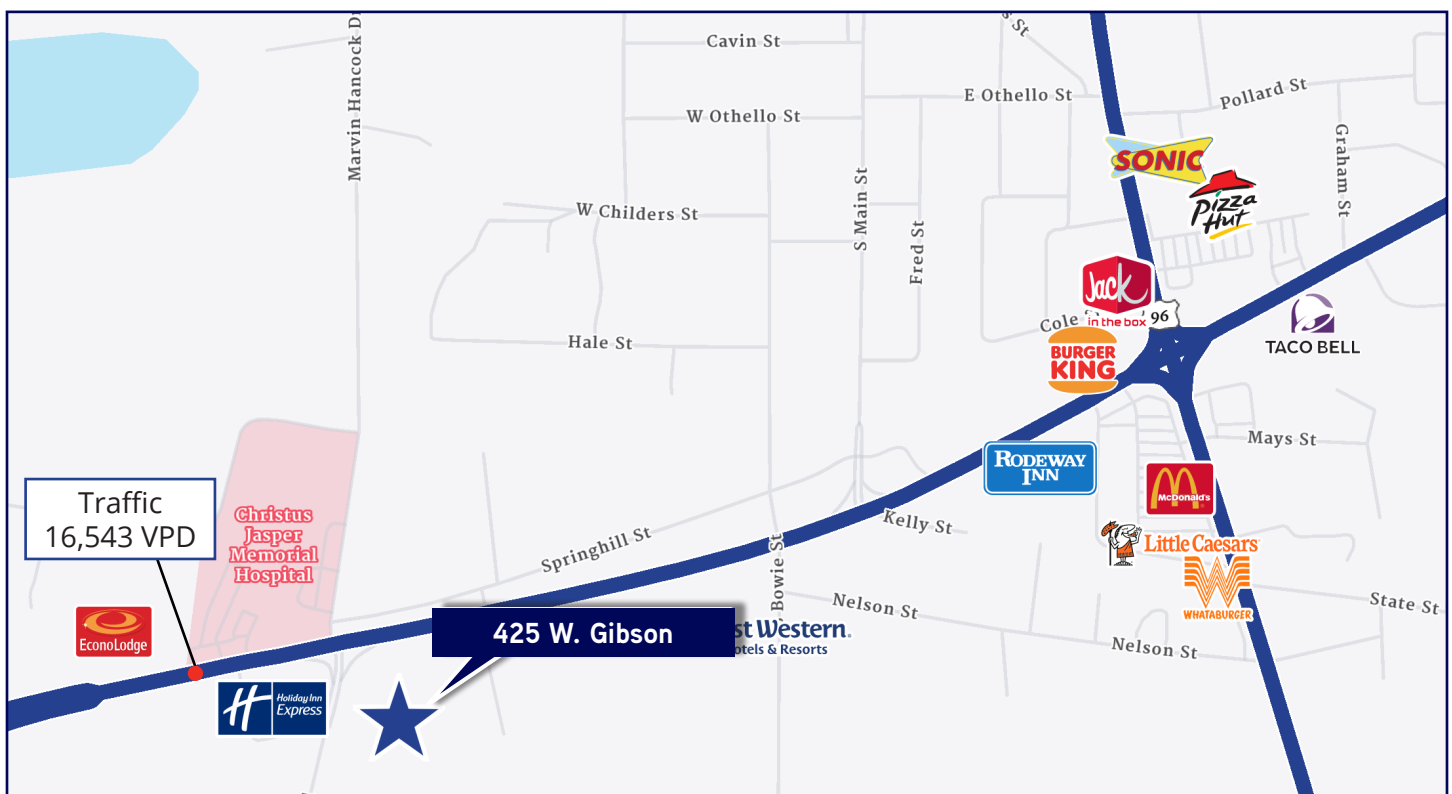
- > Located in the heart of Jasper, providing convenient access to local government offices, retail, and dining.
- > Immediate proximity to U.S. Highway 190, offering strong east-west connectivity across the region.
- > Minutes from U.S. highway 96, a major north-south corridor linking to larger markets.
- > Approximately 20 miles from Kirbyville and 35 miles from Woodville, expanding the local trade area.
- > Positioned about 70 miles northeast of Beaumont, a key regional economic hub.
- > Within close proximity to Sam Rayburn Reservoir, a major recreational destination that drives tourism traffic.

### Strong Investment Fundamentals

- > Located in Texas which is an income tax free state.
- > 5% rental bump on November 1, 2027.
- > Lower rent for a larger box.

### Investment Highlights

- > Franchise Guarantee
- > Strong Brand



## About HFCS Group

HFCS Group, Ltd. is a regional retail operator specializing in home furnishings, primarily through its operation of Ashley HomeStore locations in Southeast Texas. Established on January 11, 2016, the company is organized as a Texas domestic limited partnership and maintains its headquarters in Beaumont, Texas. The partnership is led by its general partner, Howell's Furniture Management, L.L.C., an entity formed in 2003 with deep roots in the furniture retail industry. This relationship ties HFCS Group to the broader Howell's Furniture platform, an experienced operator known for managing multiple Ashley HomeStore locations and maintaining a long-standing presence in its regional markets.

HFCS Group operates Ashley HomeStore locations in Beaumont, Texas, and Jasper, Texas, serving their respective trade areas with a full offering of branded home furnishings, including living room, bedroom, dining, and mattress products. These locations are positioned as full-service retail destinations under the globally recognized Ashley brand. The Jasper location is further supported by strong customer service recognition, holding an A+ rating from the Better Business Bureau.

In addition to its core furniture operations, HFCS Group has demonstrated operational versatility through complementary retail ventures, including a luggage and leather goods store located at its Beaumont headquarters. This diversification reflects the group's broader retail expertise and ability to operate across related consumer product categories.

Overall, HFCS Group benefits from experienced ownership, established brand alignment, and a focused regional footprint. Its integration with the Ashley HomeStore platform provides access to a nationally recognized brand and robust supply chain, while its local operating history supports continued stability within its markets.

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