

# Commercial Detail

SubType

Price

MLS number

Imp-No Bu

135,000

4923



|          |   |               |                   |
|----------|---|---------------|-------------------|
| Legal    | Abstract 44, County Block 3278, Tract 5, Tomás Quevado Survey |               |                   |
| Status   | Active  | Recent Change | Price Change      |
| Exterior | Cinder Block, Brick,  | I.S.D.        | J'ville           |
| LotSqFt  | 14,000  | Acreage       | 0.32              |
| LandDim  | 100' w x 140' d   | County        | Cherokee          |
| Tax/SCE  | \$2,597.91 ('09), AD  | Exemptions    | None              |
| City     | Jacksonville  | Year Built    | 1952              |
| Zip      | 75766   | State         | TX                |
| X Street | Kelly   | Zone          | K-indust.         |
| StndtFtr | Excellent retail location.                                    |               |                   |
|          |   | Htng/Cooling  | CG Heat, Elec Air |

|         |                       |                   |    |
|---------|-----------------------|-------------------|----|
| 1615    | S.                    | Jackson (U.S. 69) |    |
| RoadTyp | US                    | Subdiv            | No |
| Avl/Pos | 30 days after closing |                   |    |

NarrtveDscrptn

**REDUCED \$35,000!!!** Right in the thick of retail and would make a great location for a package store or other retail-type business. Also backs up to what will be a significant retail location as Jacksonville grows. Traffic counts approaching 20,000 vehicles per day. Adjacent property could be possibly purchased. Currently is a veterinary clinic.

**Directions:** On U.S. 69, at intersection of Tena and 69, travel south approximately 1000'.

Property on right, across the street form the Pizza Hut.

|            |                  |           |             |            |                  |             |            |
|------------|------------------|-----------|-------------|------------|------------------|-------------|------------|
| BusName    | N/A              | AirPhoto  | Yes         | #HtgUnits  | 1                | H/C SqFt    | 2,020.0    |
| BusType    | Retail, Service, | PlnsOnFil | No          | A/C Type   | Central Electric | H/C SF Srce | AD         |
| OrgnzedAs  | N/A              | Struct#1  | Clinic      | A/C Cap    | Unknown          | PriceOfRE   | 190,000    |
| YearsInOp  | 0                | Struct#2  | Garage      | #A/CUnits  | 1                | BsInvAvail  | N/A        |
| Misc1      | Paved Parking    | Struct#3  | Stables     | Sprinklrd  | No               | PrOfBsInv   | 0          |
| FireDist   | No               | Struct#4  | ----        | Emer Gen   | No               | BusPPAvl    | No         |
| PrincipUse | Retail, Servi    | Struct#5  | ----        | ElcSvcTp   | 220              | PrOfBusPP   | 0          |
| PrpCndSt   | Yes              | Struct#6  | ----        | ADA Accs   | No               | TrdFixAval  | No         |
| #Buildings | 1                | Struct#7  | ----        | Sec Sys    | No               | PrOfTrFixt  | 0          |
| #Stories   | 1                | Struct#8  | ----        | TchReady   | Yes              | LseExpDate  |            |
| Constructn | Steel Frame      | Struct#9  | ----        | KitchnFac  | No               | Sublseable  | No         |
| Foundatn   | Slab             | Struct#10 | ----        | #MnsRms    | 2                | SgnNoCmp    | Yes        |
| ExtWalls   | Brick            | RoadSurf  | Asphalt     | #LdsRms    | 0                | FinancIsAv  | No         |
| Roof       | Built Up         | NrstUSHw  | U.S. 69     | #PassElvtr | 0                | AnnHazIns   | 440        |
| Floors     | Vinyl, Ceramic,  | NrstIntst | I-20        | #FrtElevtr | 0                | WaterSup    | J'ville    |
| ParkingSF  | 4,000.0          | RRAccess  | No          | #Escalator | 0                | AvgWater    | 37         |
| #PrkgSpc   | 9                | TotalSF   | 3,560.0     | Feature#1  | ----             | Sewer       | Municipal  |
| PrkgSurfc  | Asphalt          | OfficeSF  | 2,020.0     | Feature#2  | ----             | ElecCo      | Oncor      |
| CovrdPkg   | No               | RetailSF  | 0.0         | Feature#3  | ----             | AvgElec     | 341        |
| #OHDoors   | 1                | WrhseSF   | 0.0         | Feature#4  | ----             | GasCo       | Centerpoin |
| OHDHgt     | 8                | ManufSF   | 0.0         | Feature#5  | ----             | AvgGas      | 51         |
| #Docks     | 0                | OtherSF   | 0.0         | Feature#6  | ----             | PhoneCo     | Verizon    |
| #Ramps     | 0                | WhseClrnc | 0.0         | Feature#7  | ----             | SanSrvce    | Municipal  |
| Misc2      | Stables          | Fencing   | None        | Feature#8  | ----             | DeedRestr   | Yes        |
| LandSize   | .321 acres       | HeatType  | Central Gas | Easements  | Utility          | Minerals    | All Owned  |
| PlatOnFile | No               | HtngCap   |             | EPAIssues  | None Known       |             |            |