

# 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

Zone

K-indust.

X Street Kelly

Htng/Cooling

CG Heat, Elec Air

StndtFtr Excellent retail location.

|         |                       |                   |
|---------|-----------------------|-------------------|
| 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                | WhrseSF   | 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       |             |            |