

Commercial Detail



<i>SubType</i>	<i>Price</i>	<i>MLS number</i>
Imp-No Bu	950,000	5067

<i>Legal</i>	Abstract 931, County Block 1112, Tract 1C, A.H. White Survey		
<i>Status</i>	Active	<i>Recent Change</i>	New Listing
<i>Exterior</i>	Masonry, Brick	<i>I.S.D.</i>	Rusk
<i>LotSqFt</i>	71,002	<i>Acreage</i>	1.63
<i>LandDim</i>	Irregular	<i>County</i>	Cherokee
<i>Tax/SCE</i>	\$9874.69 ('10), AD	<i>Exemptions</i>	None
<i>City</i>	Rusk	<i>Year Built</i>	2009
<i>Zip</i>	75785	<i>State</i>	TX
<i>X Street</i>	Main	<i>Zone</i>	Retail
<i>StndtFtr</i>	Outstanding construction in high traffic area		
		<i>Htng/Cooling</i>	H Pump, Elec Air

366	N	Dickinson Drive (U.S. 69)	
<i>RoadTyp</i>	US	<i>Subdiv</i>	No
<i>Avl/Pos</i>	@ closing		

NarrtiveDscrptn

This is an outstanding facility in the highest traffic count area of Rusk. It is ground zero! 5,240 sq. ft. of superb retail space with ample cooling for a potential food store. There is over 21, sq. ft. of concrete paving as well. The physical plant is expandable toward the back of the 1.63 acre lot. There is a security system. OWNER WILL LEASE ON A PERCENT OF REVENUE BASIS FOR FIRST COUPLE OF YEARS. Complete set of site and building plans available.

Directions: On the east side of South Dickinson Drive (U.S. 69), directly across from the entrance to downtown Rusk (Main Street)

BusName	N/A	AirPhoto	Yes	#HtgUnits	2	H/C SqFt	5,240.0
BusType	Retail, Restaur	PlnsOnFil	Yes	A/C Type	Central Electric	H/C SF Srce	AD
OrgnzedAs	N/A	Struct#1	Retail Store	A/C Cap		PriceOfRE	950,000
YearsInOp	0	Struct#2	Dumpster Site	#A/CUnits	2	BsInvAvail	N/A
Misc1	Large Coolers	Struct#3	Canopy	Sprinklrd	No	PrOfBsInv	0
FireDist	No	Struct#4	----	Emer Gen	No	BusPPAvl	Yes
PrincipUse	Retail, Resta	Struct#5	----	ElcSvcTp	3-Phase	PrOfBusPP	0
PrpCndSt	Yes	Struct#6	----	ADA Accs	Yes	TrdFixAval	Some
#Buildings	1	Struct#7	----	Sec Sys	Yes	PrOfTrFixt	0
#Stories	1	Struct#8	----	TchReady	Yes	LseExpDate	
Constructn	Steel Frame	Struct#9	----	KitchnFac	No	Sublseable	No
Foundatn	Slab	Struct#10	----	#MnsRms	1	SgnNoCmp	Yes
ExtWalls	Brk/Stone	RoadSurf	Asphalt	#LdsRms	1	FinancIsAv	N/A
Roof	Steel	NrstUSHw	U.S. 69	#PassElvtr	0	AnnHazIns	
Floors	Concrete	NrstIntst	I-20	#FrtElevtr	0	WaterSup	Rusk
ParkingSF	21,015.0	RRAccess	No	#Escalator	0	AvgWater	100
#PrkgSpc	36	TotalSF	5,240.0	Feature#1	Coolers	Sewer	Municipal
PrkgSurfc	Concrete	OfficeSF	0.0	Feature#2	Security Syste	ElecCo	TXU
CovrdPkg	No	RetailSF	3,000.0	Feature#3	----	AvgElec	
#OHDoors	1	WrhseSF	1,500.0	Feature#4	----	GasCo	N/A
OHDrHgt	10	ManufSF	0.0	Feature#5	----	AvgGas	0
#Docks	0	OtherSF	740.0	Feature#6	----	PhoneCo	Verizon
#Ramps	0	WhseClrmc	14.0	Feature#7	----	SanSrvce	Municipal
Misc2	Security Syste	Fencing	None	Feature#8	----	DeedRestr	No
LandSize	1.63 acres	HeatType	Heat Pump	Easements	Utility	Minerals	All Owned
PlatOnFile	Yes	HtngCap		EPAIssues	None Known		