

Commercial Detail

SubType

Price

MLS number

Bus W/O R

199,000

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Legal Abstract 41, County Block 3413, Tract 6, José Pineda Survey

Status Active

Recent Change

Price Change

Exterior Log

I.S.D.

J'ville

LotSqFt 8,904

Acreage

0.2

LandDim 221'w x 53'd

County

Cherokee

Tax/SCE \$2,428.00 ('17), Bro

Exemptions

None

City Jacksonville

Year Built

1986

Zip 75766

State

TX

Zone

Undetermined

X Street Nance

Htng/Cooling

CG Heat, Elec Air

StndtFtr Solid building, in very good condition.

1714	E.	Rusk (U.S. 79)	
RoadTyp	US	Subdiv	No
Avl/Pos	@ Closing		

NarrtiveDscrptn

Very solid log & steel building that once housed the Travel Station. It is currently divided into two sections: One currently houses a church that uses about 1,300 sq. ft.; the other side is vacant and is about 2,900 sq. ft. in size. Each side has its own HVAC system. Each side also has kitchen and restroom facilities. The vacant side has all new carpet. This is an excellent retail or office location on a highly traveled road. There is parking for about 15 vehicles. The building will have to be surveyed out of a larger tract. Lot square footage is an estimate. The vacant space can be rented. Additional land is available to the west, in case additional parking is needed.

Directions: From the intersection of U.S. 69 & U.S. 79, E. on 79 for 1.6 miles to building on the left (north side of highway).

BusName	N/A	AirPhoto	No	#HtgUnits	2	H/C SqFt	4,200.0
BusType	N/A	PlnsOnFil	No	A/C Type	Central Electric	H/C SF Srce	AD
OrgnzdAs	N/A	Struct#1	Log Building	A/C Cap		PriceOfRE	225,000
YearsInOp	0	Struct#2	----	#A/CUnits	2	BsInvAvail	N/A
Misc1	2 Units	Struct#3	----	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	N/A
#Buildings	1	Struct#7	----	Sec Sys	Yes	PrOfTrFixt	0
#Stories	1	Struct#8	----	TchReady	Yes	LseExpDate	
Constructn	Log	Struct#9	----	KitchnFac	2	Sublseable	Possibly
Foundatn	Slab	Struct#10	----	#MnsRms	1	SgnNoCmp	Yes
ExtWalls	Log & Met.	RoadSurf	Asphalt	#LdsRms	1	FinancIsAv	N/A
Roof	Standing Seam	NrstUSHw	U.S. 79	#PassElvtr	0	AnnHazIns	
Floors	Carpet, Vinyl	NrstIntst	I-20	#FrtElevtr	0	WaterSup	J'ville
ParkingSF	3,000.0	RRAccess	No	#Escalator	0	AvgWater	0
#PrkgSpc	15	TotalSF	4,200.0	Feature#1	Location	Sewer	Municipal
PrkgSurfc	Asphalt	OfficeSF	71.25	Feature#2	Carpeting	ElecCo	Oncor Del.
CovrdPkg	No	RetailSF	4,200.0	Feature#3	Metal Roof	AvgElec	
#OHDoors	0	WhrseSF	0.0	Feature#4	2 Units	GasCo	CenterP.
OHDHgt	0	ManufSF	0.0	Feature#5	Kitchen Areas	AvgGas	
#Docks	0	OtherSF	0.0	Feature#6	----	PhoneCo	Frontier
#Ramps	0	WhseClrnc	0.0	Feature#7	----	SanSrvce	Municipal
Misc2	Steel Roof	Fencing	None	Feature#8	----	DeedRestr	No
LandSize	.2 acres	HeatType	Central Gas	Easements	Utility	Minerals	All Owned
PlatOnFile	No	HtngCap		EPAIssues	None Known		