

# Commercial Detail

SubType

Price

MLS number

Imp-No Bu

150,000

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Legal Abstract 40, County Block 3267, Tract 15, José Pineda survey

Status Active

Recent Change New Listing

Exterior Brick, Metal

I.S.D. J'ville

LotSqFt 147,363

Acreage 3.38

LandDim 224' w x 644' d

County Cherokee

Tax/SCE \$2,082.13 ('18), AD

Exemptions None

City Jacksonville

Year Built 1950's

Zip 75766

State TX Zone K-indust.

X Street Pineda

Htng/Cooling CG Heat, Elec Air

StndtFtr Over 23,000 sq. ft. of buildings on 3.383 ac.

1207	W	Rusk
RoadTyp	US	Subdiv N/A
Avl/Pos	To be negotiated..	

## NarrtiveDscrptn

**GREAT POTENTIAL!** About 9,000 sq. ft. of retail, restaurant and climatized warehouse space and an additional 13,000-plus sq. ft. of high-bay warehouse space. All of this on over three acres on the eastern edge of Jacksonville. There is substantial restaurant and kitchen space and kitchen equipment. There is also significant office and living space. The main building has central heating and cooling. The buildings need work but they are well priced and have great potential. The entire property is fenced and backs up to Burleson Street, so there are front and rear entrances.

Directions: From the intersection of U.S.69 & U.S. 79, W. on 79 for one mile. Property on the left. Large sign.

BusName	N/A	AirPhoto	Yes	#HtgUnits	2	H/C SqFt	8,000.0
BusType	N/A	PlnsOnFil	No	A/C Type	Central Electric	H/C SF Srce	Broker
OrgnzdAs	N/A	Struct#1	Restaurant	A/C Cap		PriceOfRE	150,000
YearsInOp	0	Struct#2	Shed	#A/CUnits	2	BsInvAvail	N/A
Misc1	Restaurant	Struct#3	Warehouse	Sprinklrd	No	PrOfBsInv	0
FireDist	No	Struct#4	Warehouse	Emer Gen	No	BusPPAvl	Yes
PrincipUse	Retail, Resta	Struct#5	----	ElcSvcTp	440	PrOfBusPP	0
PrpCndSt	Yes	Struct#6	----	ADA Accs	No	TrdFixAval	Yes
#Buildings	4	Struct#7	----	Sec Sys	Yes	PrOfTrFixt	0
#Stories	1	Struct#8	----	TchReady	Somewhat	LseExpDate	
Constructn	Steel Frame	Struct#9	----	KitchnFac	Yes	Sublseable	Possibly
Foundatn	Slab	Struct#10	----	#MnsRms	2	SgnNoCmp	Yes
ExtWalls	Brick	RoadSurf	Asphalt	#LdsRms	2	FinancIsAv	No
Roof	Built Up	NrstUSHw	U.S. 79	#PassElvtr	0	AnnHazIns	0
Floors	Concrete	NrstIntst	I-20	#FrtElevtr	0	WaterSup	J'ville
ParkingSF	13,500.0	RRAccess	No	#Escalator	0	AvgWater	0
#PrkgSpc	40	TotalSF	23,000.0	Feature#1	Kit. Equip.	Sewer	Municipal
PrkgSurfc	Asphalt	OfficeSF	200.0	Feature#2	Bar	ElecCo	Oncor Del.
CovrdPkg	No	RetailSF	2,000.0	Feature#3	Salad Bar	AvgElec	0
#OHDoors	6	WhrseSF	13,000.0	Feature#4	Fencing	GasCo	CenterPoin
OHDrHgt	12	ManufSF	0.0	Feature#5	High Bays	AvgGas	0
#Docks	0	OtherSF	0.0	Feature#6	----	PhoneCo	Frontier
#Ramps	0	WhseClrnc	20.0	Feature#7	----	SanSrvce	Municipal
Misc2	Warehouses	Fencing	Chain Link	Feature#8	----	DeedRestr	No
LandSize	3.38 acres	HeatType	Central Gas	Easements	Utility	Minerals	All Owned
PlatOnFile	No	HtngCap		EPAIssues	None Known		