

Commercial Detail

SubType

Price

MLS number

Unimprov

22,500

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Legal	Abstract 341, County Block 1007, Tracts 7 & 8, J. Hundley Survey		
Status	Active	Recent Change	New Listing
Exterior	N/A	I.S.D.	Rusk
LotSqFt	69,521	Acreage	1.59
LandDim	Irregular	County	Cherokee
Tax/SCE	\$460.67 ('18), AD	Exemptions	None
City	Rusk	Year Built	
Zip	75785	State	TX Zone N/A
X Street	U.S. 69	Htng/Cooling	None
StndtFtr	Located where there is commercial traffic		

	E. 4th Street (Loop 62)		
RoadTyp	Spur/L	Subdiv	N/A
Avl/Pos	@ Closing		

NarrtveDscrptn

TOTALLY UNIQUE! This 1.59 acre parcel has 390' of Road frontage on Spur 62 (E. 4th Street). It also faces traffic leaving downtown Rusk, for U.S. 69 and traffic coming from the south, on U.S. 69. It is currently totally wooded and has retail potential. There are creeks and a power line that cross the property.

Directions: From the intersection of U.S. 84 and U.S. 69. S. on 69 for one mile and look for a sign on the right, on a tree.

BusName	N/A	AirPhoto	Yes	#HtgUnits	0	H/C SqFt	0.0
BusType	N/A	PlnsOnFil	No	A/C Type	None	H/C SF Srce	AD
OrgnzedAs	N/A	Struct#1	----	A/C Cap	0	PriceOfRE	22,500
YearsInOp	0	Struct#2	----	#A/CUnits	0	BsInvAvail	N/A
Misc1	Busy Corner	Struct#3	----	Sprinklrd	N/A	PrOfBsInv	0
FireDist	No	Struct#4	----	Emer Gen	N/A	BusPPAvl	N/A
PrincipUse	Retail, Resta	Struct#5	----	ElcSvcTp	N/A	PrOfBusPP	0
PrpCndSt	No	Struct#6	----	ADA Accs	N/A	TrdFixAval	N/A
#Buildings	0	Struct#7	----	Sec Sys	N/A	PrOfTrFixt	0
#Stories	0	Struct#8	----	TchReady	N/A	LseExpDate	
Constructn	N/A	Struct#9	----	KitchnFac	N/A	Sublseable	No
Foundatn	N/A	Struct#10	----	#MnsRms	0	SgnNoCmp	Yes
ExtWalls	N/A	RoadSurf	Asphalt	#LdsRms	0	FinancIsAv	N/A
Roof	N/A	NrstUSHw	U.S. 69	#PassElvtr	0	AnnHazIns	0
Floors	N/A	NrstIntst	I-20	#FrtElevtr	0	WaterSup	Rusk
ParkingSF	0.0	RRAccess	No	#Escalator	0	AvgWater	0
#PrkgSpc	0	TotalSF	69,521.0	Feature#1	Location	Sewer	Municipal
PrkgSurfc	N/A	OfficeSF	0.0	Feature#2	Commercial	ElecCo	Oncor
CovrdPkg	N/A	RetailSF	0.0	Feature#3	Traffic	AvgElec	0
#OHDoors	0	WrhseSF	0.0	Feature#4	----	GasCo	CenterPoin
OHDHgt	0	ManufSF	0.0	Feature#5	----	AvgGas	0
#Docks	0	OtherSF	0.0	Feature#6	----	PhoneCo	Frontier
#Ramps	0	WhseClrnc	0.0	Feature#7	----	SanSrvce	Municipal
Misc2	----	Fencing	None	Feature#8	----	DeedRestr	No
LandSize	1.59 Acres	HeatType	None	Easements	Utility	Minerals	All Owned
PlatOnFile	No	HtngCap	0.0	EPAIssues	None Known		