

ALL FIELDS DETAIL



(33) MLS # 25005874 **(45) Waterfront** N
(34) Class COMMERCIAL **(46) Waterview** N
(36) Property Type BUILDING **(115) Lake Name** N
(38) Asking Price /LAND **(47) Security Gate** N
(39) Address Building **(48) Foreclosure/Bank Owned Y** N
(40) City \$150,000 **/N** o
(41) State 213 S Ragsdale **(169) Short Sale Y/N** N
(42) Zip Jacksonville
(37) County TX
(43) Status 75766
(44) Sale/Rent Cherokee
(124) IDX Include Active
(120) Virtual Tour For Sale
URL Y
(168) Video/Drone Virtual Tour
Tour URL URL
Tour URL Video/Drone
Tour URL Tour URL



GENERAL

(49) Buyer Photos Allowed Y/N	Yes	(50) Listing Agent	Michael McEwen - Cell: 903-721-2596
(51) List Team		(52) Listing Office	Cherokee Real Estate Company - Main: 903-589-1180
(53) Listing Agent 2		(55) Listing Agent 3	
(57) Owner Name	See Agent Remarks	(58) Owner Phone	903-343-3214
(59) Listing Type	Exclusive Right	(60) Sign on Property Y/N	No
(61) Agency	Both	(66) Internet Y/N	Yes
(67) Rent Price		(68) Listing Date	4/17/2025
(69) Expiration Date	4/16/2026	(70) Year of Construction	1890
(71) Year Built Source	CCAD	(72) Approx Lot Dimension	50' w x 115' d
(73) Lot Dimension Source	Measuring Tool	(74) Approx SqFt	5750
(75) Source of SqFt	CCAD	(76) Acreage	.0 -.5 Acres
(77) Total Number of Acres	0.132	(78) Acres Cleared %	0
(79) Gross Leasable Area		(80) Largest Footage Available	
(81) Smallest Footage Avail		(82) # Buildings	1
(83) Number of Units	1	(84) # Grade Level Doors	3
(85) # of Ramp High Doors	0	(86) # Semi Dock High Doors	0
(87) # Dock High Doors	0	(88) Average Occupancy %	100
(89) Environment Survey Avail	No	(90) Potential Cap Rate	
(91) User Restrictions Y/N	No	(92) On Site Management Y/N	No
(93) Exclusions Apply Y/N	No	(94) Ext. Territorial Jur. Y/N	No
(95) Underground Utilities Y/N	No	(96) Mineral Rights Available	No
(97) Minerals Surface	Yes	(98) Potential Gross Income	
(99) Gross Expenses		(100) Net Operating Income	
(101) Net Lease Price/SqFt		(102) TI Allowance	
(103) Common Area Factor %	0	(104) Expense Stop	
(105) Zip Lookup	75766	(106) Paragon 1 Area	
(107) Road Frontage (Feet)	50	(108) Legal	Lots 11 & 12, Block 137, City of Jacksonville
(109) Possession	To Be Negotiated	(110) Power Co	Oncor Delivery
(111) Gas Co	CenterPoint	(112) Phone Co	Optimum/Frontier
(113) Water Co	City of jacksonville	(114) School District	
(116) Apx Shore Line	0	(117) Shore Line Source	Broker
(118) Leaseback Y/N	No	(119) Off Market Date	
(122) Search By Map		(123) Tax ID	
(125) Update Date	6/15/2025	(126) Status Date	4/17/2025
(127) HotSheet Date	6/15/2025	(128) Price Date	6/15/2025
(129) Input Date	4/17/2025 7:44 PM	(131) Associated Document Count	2
(132) List Price / Square Foot	\$69.57	(133) Original Price	\$400,000
(134) VOW Include	Yes	(135) VOW Address	Yes
(136) VOW Comment	Yes	(137) VOW AVM	Yes
(138) Agent Hit Count	20	(139) Client Hit Count	0
(16) Days On Market	59	(6) Surveillance Devices Present	No
(5) Visitor Recording Consent	Audio and Video	(2) Showing Service	None
(1) Lot Size	Half Acre or Less	(0) Construction Status	Preowned
(8) Geocode Quality	Manually Placed Pin	(15) Picture Count	38

GENERAL

(7) Price Per SQFT	\$26.09	(17) Sold Price Per SQFT	
(4) Disclaimer		(20) Input Date	4/17/2025 7:44 PM
(21) Update Date	6/15/2025 5:37 PM	(0) Unique Property Identifier	
(0) RESO Universal Property Identifier		(54) Listing Office 2	
(56) Listing Office 3			

FEATURES

AVAILABLE FINANCING Credit Check Required Conventional Must Qualify Cash	EAVE HEIGHT 15-19 Feet ELECTRIC 200+ AMP Service 440 Volts	PARKING Street PARKING SPACES 26-50 ROAD TYPE (ACCESS) City/Town Road	SOIL TYPE Unknown SURVEY AVAILABLE None TOPOGRAPHY Level
BUILDING DESCRIPTION Restaurants	ENERGY EFFICIENCY Programmable Thermostat	SALE INCLUDES Building Business Inventory	WATER Municipal Utility Distric
CEILING HEIGHT 11-15 Feet	GAS Natural Gas Onsite	SEWER Public Sewer	ZONING Central Business District
CONDITIONS Easement(s)	HEATING Central Gas	SHOWING INSTRUCTIONS Tenant By Appointment Only List Agent Must Accompany Call Listing Agent	SURVEILLANCE DEVICES No
CONSTRUCTION Brick and Wood	IMPROVEMENTS Other/See Remarks		VISITOR RECORDING CONSENT Audio and Video
COOLING Central Electric	LOCATION Inside City Limits		
CURRENT USE Other/See Remarks	MISCELLANEOUS Security System		
DOCUMENTS ON FILE Legal Description	440 Volts 3 Phase		

FINANCIAL

(140) Taxes	5749.52	(141) Tax Year	2024
(142) Exemptions Y/N	No	(143) Appraisal District Number	222686000
(144) Option Ending Date			

SOLD STATUS

(149) How Sold	(150) Contract Date
(151) Closing Date	(152) Sold Price
(153) Sold Price/Square Foot	(154) Sale/List Price Ratio %
(155) Buyer Agent	(156) Buyer Agent Team
(157) Buyer Agent Office	(158) Loan Concessions (Y/N)
(159) Amount of Concessions	(160) Title Company
(161) Back on Market Date	(162) Down Payment
(163) New Interest Rate	(164) Buyers Costs Paid by Sell
(165) Disc Points Paid by Buyer	(166) Disc Point Paid by Seller
(167) Distressed Sale	

SHOWING REMARKS

(145) Showing Remarks	Contact broker to set up a showing time. 903-721-2596
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DIRECTIONS (NO OFFICES)

(146) Directions (NO OFFICES)	The restaurant in on the west side, of the middle of the 200 block of South Ragsdale Street, between Commerce Street and East Rusk street (U.S. 79 E.)
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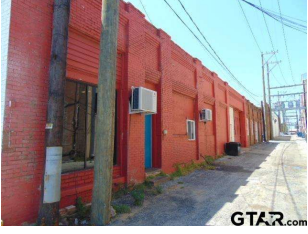
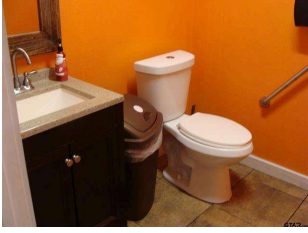
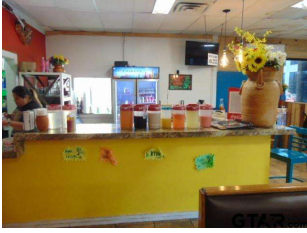
AGENT TO AGENT REMARKS

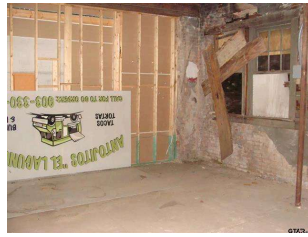
(147) Agent Remarks-Private	PRICE REDUCED \$250,000!!! Outstanding Mexican restaurant, in a city that is 50% Hispanic. The facility has been prospering since August of 2018. The dining area has high quality furniture and the kitchen has everything one needs to run a high quality food preparation facility. There is plenty of Downtown parking space. The building has alley access and plenty of room for expansion. The building is well maintained and decorated. An alcohol permit will allow the restaurant to host even more customers. Legitimate, qualified prospects will have access to the business's operating statements. The facility is in compliance with all health department regulations. All restaurant equipment goes with the sale.
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PUBLIC REMARKS

(148) Public Remarks	PRICE REDUCED \$250,000!!! Outstanding Mexican restaurant, in a city that is 50% Hispanic. The facility has been prospering since August of 2018. The dining area has high quality furniture and the kitchen has everything one needs to run a high quality food preparation facility. There is plenty of Downtown parking space. The building has alley access and plenty of room for expansion. The building is well maintained and decorated. An alcohol permit will allow the restaurant to host even more customers. Legitimate, qualified prospects will have access to the business's operating statements. The facility is in compliance with all health department regulations. All restaurant equipment goes with the sale.
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ADDITIONAL PICTURES





DISCLAIMER

This information is deemed reliable, but not guaranteed.