

# Commercial Detail



SubType

Land

Price

\$15,500.00

MLS number

#####

Legal	Abstract 41, County Block3280A, Tract 1, José Pineda Survey		
Status	Active	Recent Change	New Listing
Exterior	N-A	I.S.D.	Jacksonville
LotSqFt	14,287	Acreage	.328
LandDim	255' w x 59'd	County	Cherokee
Tax/SCE	\$418.80 (AD/2023)	Exemptions	None
City	Jacksonville	Year Built	N/A
Zip	75766	State	TX
X Street	Philip	Zone	G - Commercial
StndtFtr	Excellent exposure to U.S. 79 traffic.		
		Htng/Cooling	N/A

1500	U.S. 79 (East Rusk)		
RoadTyp	U.S.	Subdiv	N/A
Avl/Pos	@ Closing		

**NarrtveDscrptn**

Approximately 13,000 cars per day pass by this .328 acre location. It is good for any retail or other professional business. There are many other businesses up and down this stretch of highway, and there are many residential communities on both sides of the highway. The land can be easily walked.

**Directions:** From the intersection of U.S. 69 (Jackson) and U.S. 79 (Rusk), east on 79, for 1.4 miles to property on the left. Sign

BusName	N/A	AirPhoto	Yes	#HtgUnits	N/A	H/C SqFt	N/A
BusType	N/A	PlnsOnFil	N/A	A/C Type	N/A	H/C SF Srce	CCAD
OrgnzdAs	N/A	Struct#1	----	A/C Cap	N/A	PriceOfRE	\$15,500.00
YearsInOp	N/A	Struct#2	----	#A/CUnits	N/A	BsInvAvail	N/A
Misc1	Commercial Location	Struct#3	----	Sprinklrd	N/A	PrOfBsInv	N/A
FireDist	No	Struct#4	----	Emer Gen	N/A	BusPPAvl	N/A
PrncipUse	Commercial/Retail	Struct#5	----	ElcSvcTp	Any Kind	PrOfBusPP	N/A
PrpCndSt	Yes	Struct#6	----	ADA Accs	N/A	TrdFixAval	N/A
#Buildings	0	Struct#7	----	Sec Sys	N/A	PrOfTrFixt	N/A
#Stories	N/A	Struct#8	----	TchReady	No	LseExpDate	N/A
Constructn	N/A	Struct#9	----	KitchnFac	N/A	Sublseable	N/A
Foundatn	N/A	Struct#10	----	#MnsRms	0	SgnNoCmp	Yes
ExtWalls	N/A	RoadSurf	Asphalt	#LdsRms	0	FinancIsAv	No
Roof	N/A	NrstUSHw	U.S. 79	#PassElvtr	0	AnnHazIns	0
Floors	N/A	NrstIntst	1-20	#FrtElevtr	0	WaterSup	Jacksonville
ParkingSF	N/A	RRAccess	No	#Escalator	0	AvgWater	N/A
#PrkgSpc	N/A	TotalSF	N/A	Feature#1	High Traffic	Sewer	Jacksonville
PrkgSurfc	N/A	OfficeSF	0	Feature#2	Location	ElecCo	Oncor Delivery
CovrdPkg	N/A	RetailSF	0	Feature#3	----	AvgElec	N/A
#OHDoors	N/A	WrhseSF	0	Feature#4	----	GasCo	CenterPoint Energy
OHDrHgt	N/A	ManufSF	0	Feature#5	----	AvgGas	N/A
#Docks	N/A	OtherSF	0	Feature#6	----	PhoneCo	Frontier/Optimum
#Ramps	N/A	WhseClmnc	0	Feature#7	----	SanSrvc	Republic Services
Misc2	----	Fencing	None	Feature#8	----	DeedRestr	No
LandSize	.328 Acres	HeatType	N/A	Easements	Utility	Minerals	All Owned
PlatOnFile	Yes	HtngCap	N/A	EPAlssues	None Known		