

# Commercial Detail

SubType

Price

MLS number

Imp-No Bu

375,000

6115



Legal	Abstract 44, County Block 3292 Tracts 1A & 1B, Tomás Quevado S		
Status	Active	Recent Change	New Listing
Exterior	Cinder Block, Brick,	I.S.D.	J'ville
LotSqFt	458,381	Acreage	10.52
LandDim	Irregular	County	Cherokee
Tax/SCE	\$5,068.12 ('15), AD	Exemptions	None
City	Jacksonville	Year Built	1955
Zip	75766	State	TX
X Street	Jowell	Zone	M-heavy man.
StndtFtr	Over 37,000 sq. ft. on ten-plus acres.		
		Htng/Cooling	CG Heat, Space Hea

1625	N.	Bolton
RoadTyp	SH	Subdiv No
Avl/Pos	@ Closing subject to tenants	

**NarrtveDscrptn**

Over 5,000 sq. ft. of office space and 31,000 sq. ft. of warehouse/manufacturing space on over ten acres that offer great room for expansion. The right buyer will be eligible for incentives from the Jacksonville Economic Development Corporation. About 4k sq. ft. are currently leased for \$1,250/mo. Number of HVAC units, parking sq. ft. and spaces is an estimate. Prospect to satisfy self as to all amenities.

**Directions:** In Jacksonville, from the intersection of U.S. 69 (N. Jackson) and F.M. 347 (N. Bolton), south for .1 miles to entrance on right (west side). Sign.

BusName	N/A	AirPhoto	Yes	#HtgUnits	2	H/C SqFt	5,793.0
BusType	Warehouse, M	PlnsOnFil	No	A/C Type	Central Electric	H/C SF Srce	AD
OrgnzedAs	N/A	Struct#1	Office Building	A/C Cap		PriceOfRE	375,000
YearsInOp	0	Struct#2	Warehouse	#A/CUnits	2	BsInvAvail	N/A
Misc1	Office Building	Struct#3	Storage Build.	Sprinklrd	Does not work.	PrOfBsInv	
FireDist	No	Struct#4	Dock	Emer Gen	No	BusPPAvl	N/A
PrincipUse	Warehouse, M	Struct#5	----	ElcSvcTp	3-Phase	PrOfBusPP	
PrpCndSt	Yes	Struct#6	----	ADA Accs	No	TrdFixAval	Some
#Buildings	4	Struct#7	----	Sec Sys	Yes	PrOfTrFixt	
#Stories	2	Struct#8	----	TchReady	No	LseExpDate	
Constructn	Masonry	Struct#9	----	KitchnFac	Yes	Sublseable	No
Foundatn	Slab	Struct#10	----	#MnsRms	6	SgnNoCmp	Yes
ExtWalls	Cinder Block	RoadSurf	Asphalt	#LdsRms	6	FinancIsAv	N/A
Roof	Misc.	NrstUSHw	U.S. 69	#PassElvtr	0	AnnHazIns	
Floors	Concrete	NrstIntst	I-20	#FrtElevtr	0	WaterSup	J'ville
ParkingSF	10,000.0	RRAccess	No	#Escalator	0	AvgWater	0
#PrkgSpc	50	TotalSF	37,881.0	Feature#1	Acreage	Sewer	Municipal
PrkgSurfc	Asphalt	OfficeSF	5,793.0	Feature#2	State Hiway	ElecCo	Oncor
CovrdPkg	No	RetailSF	0.0	Feature#3	Dock	AvgElec	
#OHDoors	6	WrhseSF	28,475.0	Feature#4	----	GasCo	CenterPoin
OHDrgt	10	ManufSF	28,475.0	Feature#5	----	AvgGas	
#Docks	1	OtherSF	0.0	Feature#6	----	PhoneCo	Verizon
#Ramps	1	WhseClmnc	10.0	Feature#7	----	SanSrvce	Municipal
Misc2	----	Fencing	None	Feature#8	----	DeedRestr	No
LandSize	10.523 acres	HeatType	Central Gas	Easements	Utility	Minerals	All Owned
PlatOnFile	No	HtngCap		EPAIssues	None Known		