

Commercial Detail



SubType

Price

MLS number

Buildings	\$750,000.00	#####
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Legal	Lot 14, Block 36, City of Jacksonville		
Status	Active	Recent Change	New Listing
Exterior	Brick, Vinyl & Wood	I.S.D.	Jacksonville
LotSqFt	36,000	Acreage	.8264
LandDim	151' w x 238' d	County	Cherokee
Tax/SCE	\$16,219.77	Exemptions	None
City	Jacksonville	Year Built	1984
Zip	75766-2420	State	TX Zone G -- Commercial
X Street	Canada	Htng/Cooling	See Associated Documents
StndtFtr	Commercial High Traffic Location. Approximately 20,000 per day		

807	S.	Jackson (U.S. 69)
RoadTyp	U.S.	Subdiv N/A
Avl/Pos	To Be Negotiated	

NarriveDscrptn

The main real estate building contains 3,360 sq. ft. and is a two-story. The next building is 1,456 sq. ft. and the tenant is Living Alternatives. The third building is about 2,600 sq. ft. under roof, with three apartments and a warehouse. The first two buildings have had many updates, such as new HVAC systems and added insulation. There is a total of five tenants and three others who just rent office space.

Directions: From the intersection of U.S. 79 & U.S. 69, south on 69 (S. Jackson) for a little less than .5 miles to property on the right. There is a sign on the property.

BusName	Cherokee Real Estate	AirPhoto	Yes	#HtgUnits	Three	H/C SqFt	3,360, 1,456, 2,600
BusType	Real Estate/Insurance	PlnsOnFil	Not Available	A/C Type	Electric	H/C SF Srce	CCAD
OrgnzedAs	Sole Proprietor	Struct#1	RealEstate/Insurance	A/C Cap	Unknown	PriceOfRE	\$750,000.00
YearsInOp	31	Struct#2	Living Alternatives	#A/CUnits	3	BsInvAvail	Some
Misc1	Super Location!	Struct#3	Apartments/Warehouse	SprinkIrd	No	PrOfBsInv	N/A
FireDist	No	Struct#4	Two-Car Carport	Emer Gen	No	BusPPAvl	Some
PrincipUse	Real Estate/Insurance	Struct#5	----	ElcSvcTp	220V	PrOfBusPP	To be Negotiated
PrpCndSt	Yes	Struct#6	----	ADA Accs	Yes	TrdFixAval	Some
#Buildings	3	Struct#7	----	Sec Sys	None	PrOfTrFixt	To Be Negotiated
#Stories	Main Building 2	Struct#8	----	TchReady	Yes	LseExpDate	Varies
Constructn	All Structures Are Frame	Struct#9	----	KitchnFac	Some	Sublseable	No
Foundatn	Slab & Pier & Beam	Struct#10	----	#MnsRms	2 In Main Building	SgnNoCmp	Yes
ExtWalls	Brick, Vinyl & Wood	RoadSurf	Asphalt	#LdsRms	2 In Main Building	FinancsAv	Rental Income
Roof	Shingles & Metal	NrstUSHw	U.S. 69	#PassElvtr	0	AnnHazIns	\$6,852.00 & \$1,665
Floors	Concrete & Wood	Nrstlhtst	I-20	#FrtElevtr	0	WaterSup	Jacksonville
ParkingSF	12,100	RRAccess	No	#Escalator	0	AvgWater	Varies By Building
#PrkgSpc	30	TotalSF	7416	Feature#1	Great Condition	Sewer	Jacksonville
PrkgSurfc	Washed Aggregate	OfficeSF	4,816	Feature#2	Efficient HVAC	ElecCo	Oncor Delivery
CovrdPkg	2 Spaces	RetailSF	0	Feature#3	High Traffic	AvgElec	Varies
#OHDoors	0	WhseSF	1,000 Approximately	Feature#4	100% Occupancy	GasCo	CenterPoint Energy
OHDHgt	N/A	ManufSF	0	Feature#5	Well Maintained	AvgGas	Varies
#Docks	0	OtherSF	1,500 Residential	Feature#6	----	PhoneCo	Frontier & Optimum
#Ramps	0	WhseClmnc	12'	Feature#7	----	SanSrvc	Republic Services
Misc2	High Visibility	Fencing	Chainlink, at the back	Feature#8	----	DeedRestr	No
LandSize	.8264 Acres	HeatType	Heat Pump and Gas	Easements	Utlity	Minerals	All Owned
PlatOnFile	No	HtngCap	Unknown	EPAIssues	None Known		