

Commercial Detail



SubType

Building

Price

\$2,000,000.00

MLS number

23014329

Legal	See Narrative		
Status	Active	Recent Change	New Listing
Exterior	Metal	I.S.D.	Jacksonville
LotSqFt	1,141,707	Acreage	26.21
LandDim	Irregular	County	Cherokee
Tax/SCE	\$11,989.90 ('23/AD)	Exemptions	No
City	Jacksonville	Year Built	1965
Zip	75766	State	TX
X Street	Quevado	Zone	J - Manufacturing
StndtFtr	Over 175,000 sq. ft. of manufacturing space.....and room to grow.		
		Htg/Cooling	None

	Selman		
RoadTyp	City	Subdiv	Washington Heights
Avl/Pos	@ Closing		

NarrveDscrptn

Over 175,000 sq. ft. of mostly steel structures on over 26 acres, this property would make an excellent manufacturing facility. It used to be a charcoal manufacturing company. There are several buildings, including a main office building, that can satisfy most any need. There is a lot of deterioration in many of the buildings and a lot of copper has been removed, but it still has great potential and would cost a lot less than from-scratch construction. Many purchasers would qualify for assistance from the Jacksonville Economic Development Corporation (JEDCO). About 40% of the land is available for additional structures. Overhead door and parking space counts are guesses. Phase #1 ESA available

Directions: From the intersection of Frankston (U.S. 175) & Quevado, N. on Quevado for .4 miles to left onto Selman for 875' to entrance on right.

BusName	KA Plastics	AirPhoto	Yes	#HtgUnits	1	H/C SqFt	2,500
BusType	Manufacturing	PlnsOnFil	No	A/C Type	Central Electric	H/C SF Sree	CCAD
OrgnzedAs	Manufacturer	Struct#1	Main Office	A/C Cap	Unknown	PriceOfRE	\$2,000,000.00
YearsInOp	5	Struct#2	Warehouses	#A/CUnits	1	BsInvAvail	No
Misc1	Many Buildings (13)	Struct#3	Furnaces	Sprinklrd	No	PrOfBsInv	N/A
FireDist	No	Struct#4	Storage	Emer Gen	No	BusPPAvl	No
PrncipUse	Manufacturing	Struct#5	Shop	ElcSvcTp	3-Phase	PrOfBusPP	N/A
PrpCndSt	Yes	Struct#6	Maintenance	ADA Accs	No	TrdFixAval	No
#Buildings	13	Struct#7	Garage	Sec Sys	No	PrOfTrFixt	N/A
#Stories	1	Struct#8	Sheds	TchReady	No	LseExpDate	N/A
Constructn	Steel Frame	Struct#9	Tanks	KitchnFac	Yes	Sublseable	N/A
Foundatn	Concrete Slab	Struct#10	Towers	#MnsRms	4	SgnNoCmp	Yes
ExtWalls	Metal	RoadSurf	Asphalt	#LdsRms	4	FinancIsAv	No
Roof	Metal	NrstUSHw	U.S. 175	#PassElvtr	0	AnnHazIns	\$6,000.00 approx.
Floors	Concrete	NrstIntst	I-20	#FrtElevtr	0	WaterSup	Jacksonville
ParkingSF	10,000	RRAccess	No	#Escalator	0	AvgWater	Unknown
#PrkgSpc	50	TotalSF	175,000	Feature#1	Fencing	Sewer	Municipal
PrkgSurfc	Asphalt	OfficeSF	2,500	Feature#2	Views	ElecCo	Oncor Delivery
CovrdPkg	No	RetailSF	0	Feature#3	Additional Acreage	AvgElec	Unknown
#OHDoors	20	WhseSF	30,000	Feature#4	Room to Grow	GasCo	None
OHDrHgt	12'	ManufSF	100,000	Feature#5	Close to town	AvgGas	N/A
#Docks	10	OtherSF	42,500	Feature#6	Access	PhoneCo	Frontier/Optimum
#Ramps	5	WhseClmc	20	Feature#7	High Bay	SanSrvc	Republic Services
Misc2	Three-Phase	Fencing	Perimeter	Feature#8	All Steel	DeedRestr	No
LandSize	26.21 Acres	HeatType	Central Electric	Easements	Utility	Minerals	All Owned
PlatOnFile	Yes	HtgCap	Unknown	EPAIssues	None Known		

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.