

# Commercial Detail



SubType

Price

MLS number

Building

\$390,000.00

24000651

Legal	See Narrative		
Status	Active	Recent Change	Price Reduction
Exterior	Vinyl & Other	I.S.D.	Jacksonville
LotSqFt	41,399	Acreage	.9504
LandDim	400' w x 88' d	County	Cherokee
Tax/SCE	\$5,180.42 ('23/AD)	Exemptions	None
City	Jacksonville	Year Built	1932
Zip	75766	State	TX
X Street	Beaumont & Fulton	Zone	G - Commercial
StndtFtr	Excellent highway location for retail and other commercial.		
		Htng/Cooling	Window AC & Space Heat

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

**NarrtveDscrptn**

This is an excellent retail location. There is almost an acre of land and over 6,800 sq. ft. of structures. It has about 400' of frontage on E. Rusk, and is at the corner of Fulton & Beaumont Streets. Over 13,000 vehicles a day pass by this location, which is only a half mile from the intersection of U.S. 69 & U.S. 79. Much of the property is fenced in. There is plenty of room to add more structures. There is plenty of retail and storage space. The second floor has a 2-bedroom apartment. There are some covered parking spaces for the owner. The property has a great deal of potential.

**PRICE REDUCTION!!!**

**Directions:** From the intersection of U.S. 69 (Jackson) & U.S. 79 (Rusk), E. on 79 for one half mile to property on the right. Sign

**REDUCED \$100,000.00!!!**

BusName	N/A	AirPhoto	Yes	#HtgUnits	Unknown	H/C SqFt	6,800
BusType	N/A	PlnsOnFil	No	A/C Type	Window	H/C SF Srce	CCAD
OrgnzdAs	N/A	Struct#1	Retail Space	A/C Cap	Unknown	PriceOfRE	\$490,000.00
YearsInOp	N/A	Struct#2	Storage Space	#A/CUnits	Unknown	BsInvAvail	No
Misc1	Great Location	Struct#3	Covered Parking	Sprinklrd	No	PrOfBsInv	N/A
FireDist	No	Struct#4	Storage Building	Emer Gen	No	BusPPAvl	No
PrncipUse	Retail/Commercial	Struct#5	Upstairs Apartment	ElcSvcTp	220	PrOfBusPP	0
PrpCndSt	Yes	Struct#6	----	ADA Acce	No	TrdFixAval	N/A
#Buildings	4	Struct#7	----	Sec Sys	Yes	PrOfTrFixt	N/A
#Stories	2	Struct#8	----	TchReady	No	LseExpDate	N/A
Constructn	Frame	Struct#9	----	KitchnFac	In Apartment	Sublseable	N/A
Foundatn	Slab	Struct#10	----	#MnsRms	Unisex	SgnNoCmp	Yes
ExtWalls	Vinyl & Metal	RoadSurf	Asphalt	#LdsRms	Unisex	FinancIsAv	N/A
Roof	Composition & Metal	NrstUSHw	U.S. 79	#PassElvtr	0	AnnHazIns	None
Floors	Concrete & Wood	NrstIntst	1-20	#FrtElevtr	0	WaterSup	Jacksonville
ParkingSF	10,000 (approx.)	RRAccess	No	#Escalator	0	AvgWater	Unknown
#PrkgSpc	15	TotalSF	6,800	Feature#1	Location	Sewer	Municipal
PrkgSurfc	Asphalt & Concrete	OfficeSF	64	Feature#2	Retail Space	ElecCo	Oncor Delivery
CovrdPkg	6 Spaces	RetailSF	1,200	Feature#3	Storage Space	AvgElec	Unknown
#OHDoors	1	WhseSF	3,000	Feature#4	Apartment	GasCo	CenterPoint
OHDrHgt	8 Feet	ManufSF	0	Feature#5	Fenced-in open area	AvgGas	Unknown
#Docks	0	OtherSF	0	Feature#6	----	PhoneCo	Frontier/Optimum,
#Ramps	0	WhseClmrc	15'	Feature#7	----	SanSrvc	Republic Services
Misc2	----	Fencing	Chainlink	Feature#8	----	DeedRestr	No
LandSize	.9504 Acres	HeatType	Gas	Easements	Utility	Minerals	All owned
PlatOnFile	Yes	HtngCap	Unknown	EPAIssues	None Known		