

Commercial Detail

SubType

Price

MLS number

Imp-No Bu

59,900

3236



Legal Abstract 41, County Block 3413, Tract 8, José Pineda Survey

Status	Active	Recent Change	Price Change
Exterior	Wood	I.S.D.	J'ville
LotSqFt	9,191	Acreage	0.21
LandDim	166' w x 52' d	County	Cherokee
Tax/SCE	\$723.60 ('04), AD	Exemptions	None
City	Jacksonville	Year Built	1980's
Zip	75766	State	TX
X Street	Nance	Zone	G-commercial dist.
StndtFtr	Good starter restaurant facility	Htng/Cooling	CG Heat, Elec Air,

1612	E.	Rusk
RoadTyp	US	Subdiv No
Avl/Pos	@closing	

NarrtveDscrptn

REATAURANT At one time was the home of Whitaker's Barbecue. There is a barbecue pit for heavy-duty cooking and seating for about 50 patrons. Also a kitchen area w/ a few appliances. May possibly be leased. Good U.S. 79 traffic. Possible financing w/ verifiable credit and substantial down. Year of construction a wild guess. Buyer should have city inspect for updating requirements.

Directions: East on U.S. 79, one-third mile on the left past Bill McRae Ford.

BusName	N/A	AirPhoto	No	#HtgUnits	1	H/C SqFt	1,098.0
BusType	Restaurant	PlnsOnFil	No	A/C Type	Central Electric	H/C SF Srce	AD
OrgnzedAs	N/A	Struct#1	Restaurant	A/C Cap		PriceOfRE	85,000
YearsInOp	0	Struct#2	Storage Buildin	#A/CUnits	1	BsInvAvail	Some
Misc1	Restaurant	Struct#3	----	Sprinklrd	No	PrOfBsInv	
FireDist	No	Struct#4	----	Emer Gen	No	BusPPAvl	Some
PrncipUse	Restaurant	Struct#5	----	ElcSvcTp	220	PrOfBusPP	
PrpCndSt	Yes	Struct#6	----	ADA Accs	Yes	TrdFixAval	Some
#Buildings	1	Struct#7	----	Sec Sys	No	PrOfTrFixt	
#Stories	1	Struct#8	----	TchReady	No	LseExpDate	
Constructn	Wood Frame	Struct#9	----	KitchnFac	Yes	Sublseable	N/A
Foundatn	Slab	Struct#10	----	#MnsRms	1	SgnNoCmp	Yes
ExtWalls	Wood	RoadSurf	Asphalt	#LdsRms	1	FinancsAv	No
Roof	Comp Shngl	NrstUSHw	U.S. 79	#PassElvtr	0	AnnHazIns	
Floors	Concrete	NrstIntst	I-20	#FrtElevtr	0	WaterSup	J'ville
ParkingSF	2,000.0	RRAccess	No	#Escalator	0	AvgWater	100
#PrkgSpc	10	TotalSF	1,098.0	Feature#1	Barbecue Pit	Sewer	Municipal
PrkgSurfc	Asphalt	OfficeSF	0.0	Feature#2	Some Friges	ElecCo	TXU
CovrdPkg	No	RetailSF	0.0	Feature#3	----	AvgElec	
#OHDoors	0	WrhseSF	0.0	Feature#4	----	GasCo	CenterPoin
OHDHgt	0	ManufSF	0.0	Feature#5	----	AvgGas	
#Docks	0	OtherSF	0.0	Feature#6	----	PhoneCo	Verizon
#Ramps	0	WhseClrnc	0.0	Feature#7	----	SanSrvce	Municipal
Misc2	Barbecue Pit	Fencing	Chain Link	Feature#8	----	DeedRestr	No
LandSize	.21 Acres	HeatType	Central Gas	Easements	Utility	Minerals	All Owned
PlatOnFile	Yes	HtgCap		EPAIssues	None Known		