

# Commercial Detail

SubType

Price

MLS number

Imp-No Bu

750,000

3523



Legal	Abstract 41, County Block 3449, Tracts 1 & 1A, José Pineda Survey		
Status	Active	Recent Change	Price Change
Exterior	Concrete	I.S.D.	J'ville
LotSqFt	192,744	Acreage	43.68
LandDim	Irregular	County	Cherokee
Tax/SCE	\$10,137.32 ('07), AD	Exemptions	X--exempt
City	Jacksonville	Year Built	1970s
Zip	75766	State	TX Zone
X Street	U.S. 79	Htng/Cooling	CE Heat, Elec Air
StndtFtr	steel-reenfoced concrete building.		

815	S.H. 204
RoadTyp	SH Subdiv No
Avl/Pos	@ closing

**NarrtveDscrptn**

**THIS WAS THE TRAVIS CLINIC.** This is a rock-solid 52,508 sq. ft. three story structure of steel reinforced concrete. Original plans available. This is a fundamentally sound facility that is in very poor cosmetic & mechanical condition. It is value priced. The roof leaks, the HVAC is out of date. There are quotes on file for some of the work. There is a possibility of subdividing the property. Would make an outstanding medical facility, professional building or upclass apartment building. Excellent visibility facing two major highways. Property surrounded by residential areas, churches, fire station, medical care facility. Property being handled local

**Directions:** East on U.S. 79 to S.H. 204. Property starts at this corner and continues south on S.H. 204 to O'Keefe Road. Signs posted.

BusName	N/A	AirPhoto	Yes	#HtgUnits	1	H/C SqFt	52,508.0
BusType	N/A	PlnsOnFil	No	A/C Type	Central Electric	H/C SF Srce	AD
OrgnzedAs	N/A	Struct#1	Medical Clinic	A/C Cap	Unknown	PriceOfRE	1,000,000
YearsInOp	0	Struct#2	----	#A/CUnits	1	BsInvAvail	N/A
Misc1	Concrete Build.	Struct#3	----	Sprinklrd	No	PrOfBsInv	0
FireDist	No	Struct#4	----	Emer Gen	Possible	BusPPAvl	0
PrincipUse	Service, Prof	Struct#5	----	ElcSvcTp	3 Phase	PrOfBusPP	0
PrpCndSt	No	Struct#6	----	ADA Accs	No	TrdFixAval	N/A
#Buildings	1	Struct#7	----	Sec Sys	No	PrOfTrFixt	0
#Stories	3	Struct#8	----	TchReady	No	LseExpDate	
Constructn	Masonry	Struct#9	----	KitchnFac	Yes	Sublseable	N/A
Foundatn	Slab	Struct#10	----	#MnsRms	3	SgnNoCmp	N/A
ExtWalls	Concrete	RoadSurf	Asphalt	#LdsRms	3	FinancIsAv	N/A
Roof	Other	NrstUSHw	U.S. 79	#PassElvtr	2	AnnHazIns	
Floors	Carpet, Vinyl,	NrstIntst	I-20	#FrtElevtr	0	WaterSup	J'ville
ParkingSF	30,000.0	RRAccess	No	#Escalator	0	AvgWater	0
#PrkgSpc	187	TotalSF	52,508.0	Feature#1	Location	Sewer	Municipal
PrkgSurfc	Asphalt	OfficeSF	5,000.0	Feature#2	Construction	ElecCo	TXU
CovrdPkg	No	RetailSF	0.0	Feature#3	Visibility	AvgElec	
#OHDoors	0	WrhseSF	0.0	Feature#4	Price	GasCo	CenterPoin
OHDrHgt	0	ManufSF	0.0	Feature#5	Flexibility	AvgGas	
#Docks	0	OtherSF	0.0	Feature#6	Versatility	PhoneCo	Verizon
#Ramps	0	WhseClrnc	0.0	Feature#7	Space	SanSrvce	Municipal
Misc2	Large Parking	Fencing	None	Feature#8	Value	DeedRestr	Yes
LandSize	43.681 acres	HeatType	Central Electric	Easements	Misc.	Minerals	All Owned
PlatOnFile	Yes	HtngCap		EPAIssues	None Known		