

# Commercial Detail

SubType

Price

MLS number

Imp-No Bu

136,000

3658



Legal	Abstract 44, County Block, Tract 11, Tomás Quevado Survey		
Status	Active	Recent Change	New Listing
Exterior	Steel	I.S.D.	J'ville
LotSqFt	25,787	Acreage	0.59
LandDim	168' x 129'	County	Cherokee
Tax/SCE	\$1,482.05 ('05), AD	Exemptions	None
City	Jacksonville	Year Built	1970's
Zip	75766	State	TX
X Street	Progress	Zone	M-heavy man.
StndtFtr	6,000 sq. ft. building in very good shape.		

2035	N.	Jackson (U.S. 69)	
RoadTyp	US	Subdiv	No
Avl/Pos	@closing		

*NarrtveDscrptn*

**NOTE: This is a \$50.00 per year land lease; Seller owns the improvements. This is a steel building in very good shape. Has 9' eaves and 11' ridge w/ one 9' h x 12' w overhead rollup door. There is a 12' x 11' office room and a 12' x 6' toilet/storage room. The structure is fully insulated. There is room for additional parking and/or building expansion. Ground lease renews in 20 year intervals.**

**Directions: N. on Us. 69 (N. Jackson). Building at corner of Progress and U.S. 69, across from the old Western Lithotech factory.**

BusName	N/A	AirPhoto	No	#HtgUnits	0	H/C SqFt	6,000.0
BusType	N/A	PlnsOnFil	No	A/C Type	None	H/C SF Srce	AD
OrgnzedAs	N/A	Struct#1	Steel Building	A/C Cap	0	PriceOfRE	136,000
YearsInOp	0	Struct#2	----	#A/CUnits	0	BsInvAvail	N/A
Misc1	Overhead Door	Struct#3	----	Sprinklrd	No	PrOfBsInv	0
FireDist	No	Struct#4	----	Emer Gen	No	BusPPAvl	N/A
PrincipUse	Warehouse, M	Struct#5	----	ElcSvcTp	440V	PrOfBusPP	0
PrpCndSt	Yes	Struct#6	----	ADA Accs	No	TrdFixAval	N/A
#Buildings	1	Struct#7	----	Sec Sys	No	PrOfTrFixt	0
#Stories	1	Struct#8	----	TchReady	No	LseExpDate	10/01/08
Constructn	Steel Frame	Struct#9	----	KitchnFac	No	Sublseable	N/A
Foundatn	Slab	Struct#10	----	#MnsRms	1	SgnNoCmp	N/A
ExtWalls	Metal	RoadSurf	Asphalt	#LdsRms	1	FinancIsAv	N/A
Roof	Standing Seam	NrstUSHw	U.S. 69	#PassElvtr	0	AnnHazIns	
Floors	Concrete	NrstIntst	I-20	#FrtElevtr	0	WaterSup	J'ville
ParkingSF	0.0	RRAccess	No	#Escalator	0	AvgWater	0
#PrkgSpc	5,000	TotalSF	6,000.0	Feature#1	Location	Sewer	Municipal
PrkgSurfc	Grass	OfficeSF	132.0	Feature#2	Overhead Door	ElecCo	TXU
CovrdPkg	No	RetailSF	0.0	Feature#3	Half Bath	AvgElec	0
#OHDoors	1	WrhseSF	5,796.0	Feature#4	----	GasCo	CenterPoin
OHDHgt	9	ManufSF	5,796.0	Feature#5	----	AvgGas	0
#Docks	0	OtherSF	204.0	Feature#6	----	PhoneCo	Verizon
#Ramps	0	WhseClrnc	9.0	Feature#7	----	SanSrvce	Municipal
Misc2	Office Room	Fencing	None	Feature#8	----	DeedRestr	No
LandSize	25,787 sq. ft.	HeatType	None	Easements	Utility	Minerals	All Owned
PlatOnFile	Yes	HtngCap	0.0	EPAIssues	None Known		