

Commercial Detail

SubType

Price

MLS number

Imp-No Bu

200,000

4123



Legal Lots 1A, 2A & 3-7, Block 178, C.O.J.

Status	Active	Recent Change	New Listing
Exterior	Metal	I.S.D.	J'ville
LotSqFt	50,165	Acreage	1.15
LandDim	Irregular	County	Cherokee
Tax/SCE	\$1,457.29 (approx.),	Exemptions	None
City	Jacksonville	Year Built	1940s
Zip	75766	State	TX
X Street	Oak	Zone	G-commercial dist.,
StndtFtr	Solid warehouse building w/ docks on 1 acre.		

400	W.	Larissa
RoadTyp	City	Subdiv No
Avl/Pos	Negotiable	

NarrtveDscrptn

Over 4,000 sq. ft of warehouse building w/ a mezzanine and several offices. Has three truck-height docks. Property has been environmentally remediated. Frontage on Larissa (Old U.S. 79), Oak Street and New U.S. 79 (West Rusk Street). Excellent future retail potential. Two of the lots basically have no improvements and are ready for construction. Taxes, year of construction are approximate. A very solid building. AD says 4,480 sq. ft. for building, plus mezzanine. Owner thinks somewhat less.

Directions: From intersection of U.S. 69 and U.S. 79 go west to the 7th block. Look for property and sign on left.

BusName	N/A	AirPhoto	Available	#HtgUnits	1	H/C SqFt	4,480.0
BusType	Retail, Wareho	PlnsOnFil	No	A/C Type	Central Electric	H/C SF Srce	AD
OrgnzedAs	N/A	Struct#1	Warehouse	A/C Cap	Unknown	PriceOfRE	200,000
YearsInOp	0	Struct#2	----	#A/CUnits	1	BsInvAvail	N/A
Misc1	Warehouse	Struct#3	----	Sprinklrd	No	PrOfBsInv	
FireDist	No	Struct#4	----	Emer Gen	No	BusPPAvl	
PrincipUse	Retail, Wareh	Struct#5	----	ElcSvcTp	220	PrOfBusPP	
PrpCndSt	Yes	Struct#6	----	ADA Accs	No	TrdFixAval	N/A
#Buildings	1	Struct#7	----	Sec Sys	No	PrOfTrFixt	
#Stories	1	Struct#8	----	TchReady	No	LseExpDate	
Constructn	Wood Frame	Struct#9	----	KitchnFac	No	Sublseable	No
Foundatn	Pier & Beam	Struct#10	----	#MnsRms	1	SgnNoCmp	N/A
ExtWalls	Metal	RoadSurf	Asphalt	#LdsRms	1	FinancIsAv	N/A
Roof	Tin	NrstUSHw	U.S. 79	#PassElvtr	0	AnnHazIns	
Floors	Other	NrstIntst	I-20	#FrtElevtr	0	WaterSup	J'ville
ParkingSF	5,000.0	RRAccess	No	#Escalator	0	AvgWater	0
#PrkgSpc	25	TotalSF	4,480.0	Feature#1	Mezzanine	Sewer	Municipal
PrkgSurfc	Concrete, soil	OfficeSF	1,000.0	Feature#2	Offices	ElecCo	TXU
CovrdPkg	No	RetailSF	0.0	Feature#3	Location	AvgElec	
#OHDoors	0	WrhseSF	3,380.0	Feature#4	Open Land	GasCo	CenterPoin
OHDHgt	0	ManufSF	0.0	Feature#5	Solid Structure	AvgGas	
#Docks	3	OtherSF	0.0	Feature#6	----	PhoneCo	Verizon
#Ramps	0	WhseClrnc	12.0	Feature#7	----	SanSrvce	Municipal
Misc2	Open Land	Fencing	Chain Link	Feature#8	----	DeedRestr	No
LandSize	1.1516 acres	HeatType	Central Gas	Easements	Utility	Minerals	All Owned
PlatOnFile	Yes	HtngCap		EPAIssues	Phase III		