

# Commercial Detail

SubType

Price

MLS number

Imp-No Bu

1,300,000

4385



Legal	Abstract 41, County Block 3420, Tract 9B, José Pineda Survey		
Status	Active	Recent Change	Other Info Chg
Exterior	Masonry et al	I.S.D.	J'ville
LotSqFt	51,183	Acreage	1.17
LandDim	220' x 220'	County	Cherokee
Tax/SCE	\$15,832.10 ('08), AD	Exemptions	None
City	Jacksonville	Year Built	2004
Zip	75766	State	TX
X Street	Beaumont	Zone	G-commercial dist.
StndtFtr	Less than five years old & a great location.		

1702	S.	Jackson (U.S. 69)
RoadTyp	US	Subdiv No
Avl/Pos	@ closing	

**NarrtveDscrptn**

Outstanding 5,580 sq. ft. restaurant facility less than five years old. Price includes all furnishings & fixtures. Outstanding location w/ more lodging going up in the area. Close to most major shopping in Jacksonville. Facility can also be leased. Fixture and furnishings inventory available. East Texas is growing and Jacksonville w/ it. This was the Chubby's Restaurant. Lot dimension approximate and taxes based on real estate and business personal property. This facility cannot be duplicated at this price. Number of parking spaces a guess but there is adjacent parking. Hazard insurance based on occupied facility

**Directions:** Approximately 1.5 miles south of Intersection of U.S. 69 & U.S. 79 on east side of U.S. 69 across from the Best Western and Aaron's Rents.

BusName	N/A	AirPhoto	Available	#HtgUnits	1	H/C SqFt	5,580.0
BusType	Restaurant	PlnsOnFil	No	A/C Type	Central Electric	H/C SF Srce	AD
OrgnzedAs	N/A	Struct#1	Restaurant	A/C Cap	45 tons	PriceOfRE	1,100,000
YearsInOp	0	Struct#2	Storage build.	#A/CUnits	6	BsInvAvail	No
Misc1	Restaurant	Struct#3	----	Sprinklrd	No	PrOfBsInv	0
FireDist	No	Struct#4	----	Emer Gen	No	BusPPAvl	Yes
PrincipUse	Restaurant	Struct#5	----	ElcSvcTp	220	PrOfBusPP	200,000
PrpCndSt	Yes	Struct#6	----	ADA Accs	Yes	TrdFixAval	Yes
#Buildings	1	Struct#7	----	Sec Sys	Yes	PrOfTrFixt	200,000
#Stories	1	Struct#8	----	TchReady	Yes	LseExpDate	
Constructn	Steel Frame	Struct#9	----	KitchnFac	Yes	Sublseable	No
Foundatn	Slab	Struct#10	----	#MnsRms	1	SgnNoCmp	Yes
ExtWalls	Brick	RoadSurf	Asphalt	#LdsRms	1	FinancIsAv	Possibly
Roof	Built Up	NrstUSHw	U.S. 69	#PassElvtr	0	AnnHazIns	4,000
Floors	Ceramic	NrstIntst	I-20	#FrtElevtr	0	WaterSup	J'ville
ParkingSF	43,452.0	RRAccess	No	#Escalator	0	AvgWater	500
#PrkgSpc	60	TotalSF	5,580.0	Feature#1	All Furniture	Sewer	Municipal
PrkgSurfc	Asphalt	OfficeSF	50.0	Feature#2	All kit equip.	ElecCo	TXU
CovrdPkg	No	RetailSF	0.0	Feature#3	P.O.S. System	AvgElec	2,000
#OHDoors	0	WrhseSF	0.0	Feature#4	Security Syste	GasCo	CenterP.
OHDHgt	0	ManufSF	0.0	Feature#5	Security Cams	AvgGas	250
#Docks	0	OtherSF	0.0	Feature#6	----	PhoneCo	Verizon
#Ramps	0	WhseClrnc	0.0	Feature#7	----	SanSrvce	Municipal
Misc2	Fully Furnished	Fencing	None	Feature#8	----	DeedRestr	No
LandSize	1.175 Acres	HeatType	Central Gas	Easements	Utility	Minerals	All Owned
PlatOnFile	Yes	HtgCap		EPAIssues	None Known		