



Commercial Detail

213	S.	Ragsdale
RoadTyp	City	Subdiv N/A
Avl/Pos	Within 30 days of closing	

SubType	Price	MLS number
Building	\$400,000.00	#####
Legal	Lots 11 & 12, Block 137, City of Jacksonville	
Status	Active	Recent Change New Listing
Exterior	Brick	I.S.D. Jacksonville
LotSqFt	5,749.52	Acreage .132
LandDim	50' w x 150' d	County Cherokee
Tax/SCE	7,526.30 (AD/'24)	Exemptions None
City	Jacksonville	Year Built 1890
Zip	75766	State TX Zone H - Central Business
X Street	Commerce & U.S. 79	Htng/Cooling CGH/EA
StndtFtr	Outstanding, very presentable restaurant in the middle of Downtown.	

Narrative Description

Outstanding Mexican restaurant, in a city that is 50% Hispanic. The facility has been prospering since August of 2018. The dining area has high quality furniture and the kitchen has everything one needs to run a high quality food preparation facility. There is plenty of Downtown parking space. The building has alley access and plenty of room for expansion. The building is well maintained and decorated. An alcohol permit will allow the restaurant to host even more

Directions: The restaurant is on the west side, of the middle of the 200 block of South Ragsdale Street, between Commerce Street and East Rusk street (U.S. 79 E.)

BusName	Lagunero	AirPhoto	No	#HtgUnits	1	H/C SqFt	2,000 approx.
BusType	Restaurant	PlnsOnFil	No	A/C Type	Electric	H/C SF Srce	Measuring Tool
OrgnzdAs	Sole Proprietorship	Struct#1	Restaurant	A/C Cap	Unknown	PriceOfRE	\$400,000.00
YearsInOp	Since August 2018	Struct#2	---	#A/CUnits	1	BsInvAvail	Yes
Misc1	Great Seating	Struct#3	---	Sprinklrd	No	PrOfBsInv	Goes with Building
FireDist	Yes	Struct#4	---	Emer Gen	No	BusPPAvl	Yes
PrincipUse	Restaurant	Struct#5	---	ElcSvcTp	Hlgh voltage	PrOfBusPP	Goes with building
PrpCndSt	Yes	Struct#6	---	ADA Accs	Yes	TrdFixAval	yes
#Buildings	1	Struct#7	---	Sec Sys	Yes	PrOfTrFixt	Goes with Building
#Stories	1	Struct#8	---	TchReady	Yes	LseExpDate	N/A
Constructn	Brick	Struct#9	---	KitchnFac	Yes	Sublseable	No
Foundatn	Concrete	Struct#10	---	#MnsRms	1	SgnNoCmp	Yes
ExtWalls	Brick	RoadSurf	Asphalt	#LdsRms	1	FinancsAv	Yes
Roof	Built-upTar	NrstUSHw	U.S. 79 (Rusk)	#PassElvtr	0	AnnHazIns	\$4,500.00
Floors	Ceramic Tile	NrstIntst	I-20	#FrtElevtr	0	WaterSup	Jacksonville
ParkingSF	On City Streets	RRAccess	No	#Escalator	0	AvgWater	\$150.00
#PrkgSpc	Dozens	TotalSF	5,750	Feature#1	Dining Room	Sewer	Municipal
PrkgSurfc	Asphalt	OfficeSF	0	Feature#2	Well-built kitchen	ElecCo	Oncor Delivery
CovrdPkg	None	RetailSF	2,000	Feature#3	Cash Register Counter	AvgElec	\$400.00
#OHDdoors	0	WhseSF	0	Feature#4	Storage Area	GasCo	CenterPoint
OHDHgt	0	ManufSF	0	Feature#5	---	AvgGas	\$350.00
#Docks	0	OtherSF	0	Feature#6	---	PhoneCo	Frontier/Optimum
#Ramps	0	WhseClnrc	15'	Feature#7	---	SanSrvc	Republic Services
Misc2	---	Fencing	No	Feature#8	---	DeedRestr	No
LandSize	.132 Acres	HeatType	Central Gas	Easements	Utility	Minerals	None
PlatOnFile	Yes	HtgCap	Unknown	EPAIssues	None known		