

Commercial Detail



<i>SubType</i>	Commercial	<i>Price</i>	\$1,495,000.00	<i>MLS number</i>	10126108
<i>Legal</i>	Lot 1, Block 1, Phase IV, Norman Industrial Park				
<i>Status</i>	Active	<i>Recent Change</i>	New Listing		
<i>Exterior</i>	Steel	<i>I.S.D.</i>	Jacksonville		
<i>LotSqFt</i>	338,461	<i>Acreage</i>	7.77		
<i>LandDim</i>	648' w x 498' d	<i>County</i>	Cherokee		
<i>Tax/SCE</i>	\$48,247.77	<i>Exemptions</i>	None		
<i>City</i>	Jacksonville	<i>Year Built</i>	1999		
<i>Zip</i>	75766	<i>State</i>	TX	<i>Zone</i>	K - Industrial
<i>X Street</i>	U.S. 69	<i>Htng/Cooling</i>	Central GH/EA		
<i>StndtFtr</i>	High bay steel structures in great condition!				

302	Talley Nichols Drive		
<i>RoadTyp</i>	City	<i>Subdiv</i>	Norman
<i>Avl/Pos</i>	@ Closing		

Narrative Description

Two solid steel buildings w/ 62,950 sq. ft. Were most recently used for cabinet manufacturing. There is plenty of office space, as well. For the right buyer there are economic incentives available from the City of Jacksonville. Call the Jacksonville Economic Development Corporation, at 903-586-2102, to obtain details. This building is located in the Norman Industrial park. It is in great condition with very wide streets. The building has truck-height and ground level loading docs. There is central gas heating and cooling in the offices. There is furniture that remains. The place needs to be seen to be appreciated. Special financing may be available. There are 2 16' w x 12' h overhead doors; 2 16' h x 14' w overhead doors & 2 10' h x 8' w overhead doors with truck-high docks.

Directions: From the intersection of U.S. 69 S. & Talley Nichols Drive, east on Nichols drive, for .3 miles.
The buildings are on the right

<i>BusName</i>	N/A	<i>AirPhoto</i>	Yes	<i>#HtgUnits</i>	2	<i>H/C SqFt</i>	9,456
<i>BusType</i>	Manufacturing/Warehouse	<i>PlnsOnFil</i>	No	<i>A/C Type</i>	Electric	<i>H/C SF Srce</i>	CCAD
<i>OrgnzdAs</i>	N/A	<i>Struct#1</i>	54,200	<i>A/C Cap</i>	Unknown	<i>PriceOfRE</i>	\$1,495,000.00
<i>YearsInOp</i>	0	<i>Struct#2</i>	8,750	<i>#A/CUnits</i>	2	<i>BsInvAvail</i>	N/A
<i>Misc1</i>	In the Industrial Park	<i>Struct#3</i>	---	<i>Sprinklrd</i>	Yes	<i>PrOfBsInv</i>	N/A
<i>FireDist</i>	No	<i>Struct#4</i>	---	<i>Emer Gen</i>	Yes	<i>BusPPAvl</i>	N/A
<i>PrncipUse</i>	Manufacturing/Warehousing	<i>Struct#5</i>	---	<i>ElcSvcTp</i>	3-Phase	<i>PrOfBusPP</i>	N/A
<i>PrpCndSt</i>	No	<i>Struct#6</i>	---	<i>ADA Accs</i>		<i>TrdFixAval</i>	N/A
<i>#Buldngs</i>	2	<i>Struct#7</i>	---	<i>Sec Sys</i>	Yes	<i>PrOfTrFixt</i>	N/A
<i>#Stories</i>	1	<i>Struct#8</i>	---	<i>TchReady</i>	Yes	<i>LseExpDate</i>	N/A
<i>Constructn</i>	Steel	<i>Struct#9</i>	---	<i>KitchnFac</i>	Yes	<i>Sublseable</i>	N/A
<i>Foundatn</i>	Slab	<i>Struct#10</i>	---	<i>#MnsRms</i>	2	<i>SgnNoCmp</i>	Yes
<i>ExtWalls</i>	Steel	<i>RoadSurf</i>	Asphalt	<i>#LdsRms</i>	2	<i>FinanclsAv</i>	N/A
<i>Roof</i>	Steel	<i>NrstUSHw</i>	U.S. 69	<i>#PassElvtr</i>	0	<i>AnnHazIns</i>	\$6,500.00
<i>Floors</i>	Concrete	<i>NrstIntst</i>	1-20	<i>#FrtElevtr</i>	0	<i>WaterSup</i>	Municipal
<i>ParkingSF</i>	Approx 15,000 sq. ft.	<i>RRAccess</i>	No	<i>#Escalator</i>	0	<i>AvgWater</i>	\$300.00
<i>#PrkgSpc</i>	30	<i>TotalSF</i>	62,950	<i>Feature#1</i>	High Bay	<i>Sewer</i>	Municipal
<i>PrkgSurfc</i>	Concrete	<i>OfficeSF</i>	9,456	<i>Feature#2</i>	Several Offices	<i>ElecCo</i>	Oncor Delivery
<i>CovrdPkg</i>	No	<i>RetailSF</i>	0	<i>Feature#3</i>	Wide Boulevard	<i>AvgElec</i>	\$543.00
<i>#OHDoors</i>	6	<i>WrhseSF</i>	53,494	<i>Feature#4</i>	---	<i>GasCo</i>	CenterPoint
<i>OHDHgt</i>	See Narrative	<i>ManufSF</i>	53,494	<i>Feature#5</i>	---	<i>AvgGas</i>	\$0.00
<i>#Docks</i>	2	<i>OtherSF</i>	0	<i>Feature#6</i>	---	<i>PhoneCo</i>	Frontier/SuddenLink
<i>#Ramps</i>	1	<i>WhseClrnc</i>	18 Feet	<i>Feature#7</i>	---	<i>SanSrvc</i>	Republic Services
<i>Misc2</i>	---	<i>Fencing</i>	None	<i>Feature#8</i>	---	<i>DeedRestr</i>	Yes
<i>LandSize</i>	7.77 Acres	<i>HeatType</i>	Gas	<i>Easements</i>	Utility	<i>Minerals</i>	None
<i>PlatOnFile</i>	No	<i>HtngCap</i>	Unknown	<i>EPAIssues</i>	None Known		