

# Commercial Detail

SubType

Price

MLS number

Unimprov

150,000

#####



Legal	Abstract 41, County Block 1365, Tract 5, José Pineda Survey		
Status	Active	Recent Change	Price Change
Exterior	N/A	I.S.D.	J'ville
LotSqFt	260,706	Acreage	5.98
LandDim	107' x 277'	County	Cherokee
Tax/SCE	\$563.37 ('16), AD	Exemptions	None
City	Jacksonville	Year Built	0000
Zip	75766	State	TX
X Street	C.R. 1407	Zone	None
StndtFtr	Major U.S. highway, the edge of Lake Columbia		
		Htng/Cooling	None

	U.	79	
RoadTyp	US	Subdiv	No
Avl/Pos	@ Closing		

## NarrtiveDscrptn

Almost six acres on a major U.S. highway that will go right through Lake Columbia. Great Commercial potential. There are already RV parks in the area and this would be a great place to put a store, RV spaces and a restaurant for the Mud Creek mud runs. Located almost mid-way between Jacksonville and New Summerfield. U.S. 79 is in the process of being widened to four lanes. The land has a very gentle slope to it and is about 60% pasture (w/ hay being harvested off of it) and 40% woods. There are also nice residential subdivisions in the area.

Directions: From the intersection of U.S. 69 & U.S. 79, E. on 79 for 4.7 miles to property on the right, at the NE corner of U.S. 79 & C.R. 1407. Large sign

BusName	N/A	AirPhoto	Yes	#HtgUnits	0	H/C SqFt	0.0
BusType	N/A	PlnsOnFil	No	A/C Type	None	H/C SF Srce	AD
OrgnzdAs	N/A	Struct#1	----	A/C Cap	0	PriceOfRE	200,000
YearsInOp		Struct#2	----	#A/CUnits	0	BsInvAvail	N/A
Misc1	Hard Corner	Struct#3	----	Sprinklrd	N/A	PrOfBsInv	0
FireDist	No	Struct#4	----	Emer Gen	N/A	BusPPAvl	N/A
PrincipUse	Retail	Struct#5	----	ElcSvcTp	Any Type	PrOfBusPP	0
PrpCndSt	No	Struct#6	----	ADA Accs	N/A	TrdFixAval	N/A
#Buildings	0	Struct#7	----	Sec Sys	N/A	PrOfTrFixt	0
#Stories	0	Struct#8	----	TchReady	N/A	LseExpDate	
Constructn	N/A	Struct#9	----	KitchnFac	N/A	Sublseable	No
Foundatn	N/A	Struct#10	----	#MnsRms	0	SgnNoCmp	Yes
ExtWalls	N/A	RoadSurf	Asphalt	#LdsRms	0	FinancIsAv	N/A
Roof	N/A	NrstUSHw	U.S. 79	#PassElvtr	0	AnnHazIns	0
Floors	N/A	NrstIntst	I-20	#FrtElevtr	0	WaterSup	Afton Grove
ParkingSF	0.0	RRAccess	No	#Escalator	0	AvgWater	0
#PrkgSpc	0	TotalSF	0.0	Feature#1	----	Sewer	None
PrkgSurfc	N/A	OfficeSF	0.0	Feature#2	----	ElecCo	Co-op
CovrdPkg	N/A	RetailSF	0.0	Feature#3	----	AvgElec	0
#OHDoors	0	WhrseSF	0.0	Feature#4	----	GasCo	None
OHDHgt	0	ManufSF	0.0	Feature#5	----	AvgGas	0
#Docks	0	OtherSF	0.0	Feature#6	----	PhoneCo	Frontier
#Ramps	0	WhseClrnc	0.0	Feature#7	----	SanSrvce	Private Rural
Misc2	U.S. Highway	Fencing	None	Feature#8	----	DeedRestr	No
LandSize	5.985 acres	HeatType	None	Easements	Utility	Minerals	None
PlatOnFile	Yes	HtngCap	0.0	EPAIssues	None Known		