

## Commercial Detail



225	Cash
RoadTyp	City
Avl/Pos	90 days after closing

SubType	Building	Price	MLS number
		\$285,000.00	#####
Legal	Abstract 41, County Block 3414, Tract 24, José Pineda Survey		
Status	Active	Recent Change	New Listing
Exterior	Brick, Metal	I.S.D.	Jacksonville
LotSqFt	43,560	Acreage	1
LandDim	1701 w x 256' d	County	Cherokee
Tax/SCE	\$6,733.85 ('20/AD)	Exemptions	None
City	Jacksonville	Year Built	1994
Zip	75766	State	TX
		Zone	J-whol. ware. manu.
X Street	U.S. 79	Htng/Cooling	CG Heat, Elec. Air
StdntFtr	Quality Construction off Major U.S. Highway		

### Narrative Description

6,382 sq. ft. of excellent construction w/ outstanding office space, heated and cooled assembly space and additional high-baywarehouse space w/ a high overhead door and a truck-high loading dock. The facility is clean from one end to the other. There are a reception area, several clerical areas, executive offices, conference room, kitchen and three restrooms. The offices and assembly area have central HVAC and the warehouse has gas heaters and exhaust fans. There are over 5,600 sq. ft. of parking space. There is also room for growth. Floor plans available.

Directions: From the intersection of U.S. 69 & U.S. 79, E. on 79 for 2.1 miles to right onto Cash Street for 1000', to property on right.

BusName	N/A	AirPhoto	Yes	#HtgUnits	3	H/C SqFt	2,414
BusType	N/A	PlnsOnFil	Yes	A/C Type	Central Electric	H/C SF Srce	AD
OrgnzdAs	N/A	Struct#1	Main Building	A/C Cap	Unknown	PriceOfRE	\$285,000.00
YearsInOp	0	Struct#2	----	#A/CUnits	3	BsInvAvail	No
Misc1	1 Acre Tract	Struct#3	----	Sprinklrd	No	PrOfBsInv	0
FireDist	No	Struct#4	----	Emer Gen	No	BusPPAvl	Possibly
PrncipUse	Warehouse, Offices	Struct#5	----	ElcSvcTp	440	PrOfBusPP	0
PrpCndSt	Yes	Struct#6	----	ADA Accs	No	TrdFixAval	Possibly
#Buildings	1	Struct#7	----	Sec Sys	Yes	PrOfTrFixt	Possibly
#Stories	1	Struct#8	----	TchReady	Yes	LseExpDate	N/A
Constructn	Steel Frame	Struct#9	----	KitchnFac	Yes	Sublseable	No
Foundatn	Slab	Struct#10	----	#MnsRms	3	SgnNoCmp	N/A
ExtWalls	Mixed	RoadSurf	Asphalt	#LdsRms	3	FinancIsAv	N/A
Roof	Standing Seam	NrstUSHw	U.S. 79	#PassElvtr	0	AnnHazIns	\$1,997.00
Floors	Carpet, Concrete	NrstIntst	I-20	#FrtElevtr	0	WaterSup	Jacksonville
ParkingSF	5,690	RRAccess	No	#Escalator	0	AvgWater	\$30.00
#PrkgSpc	18	TotalSF	6,382	Feature#1	Great Offices	Sewer	Municipal;
PrkgSurfc	sphalt	OfficeSF	1,164	Feature#2	Quality	ElecCo	Oncor Delivery
CovrdPkg	No	RetailSF	0	Feature#3	----	AvgElec	\$556.00
#OHDoors	1	WhseSF	3,750	Feature#4	----	GasCo	CenterPoint
OHDrHgt	11'	ManufSF	1,250	Feature#5	----	AvgGas	\$52.00
#Docks	1	OtherSF	0	Feature#6	----	PhoneCo	Frontier/SuddenLink
#Ramps	1	WhseClrnc	14'	Feature#7	----	SanSrvce	Republic Services
Misc2	Offices	Fencing	None	Feature#8	----	DeedRestr	No
LandSize	1 Acre	HeatType	Central Gas	Easements	Utility	Minerals	All Owned
PlatOnFile	No	HtngCap	Unknown	EPAIssues	None Known		