



Commercial Detail

2011	S.	Jackson (U.S. 69)
RoadType	U.S.	Subdiv N/A
Avl/Pos	@ Closing	

SubType		Price		MLS number	
Building		\$399,000.00		10128607	
Legal	Abstract 41, County Block 3442, Tract 18A, José Pineda Survey				
Status	Active	Recent Change	New Listing		
Exterior	Brick		I.S.D. Jacksonville		
LotSqFt	32,103		Acreage .737		
LandDim	136' x 300' x 157' x 203'		County Cherokee		
Tax/SCE	8,763.51 ('20, AD)		Exemptions None		
City	Jacksonville	Year Built	204		
Zip	75766	State	TX	Zone	J
X Street	Glenda Dement Blvd.	Htng/Cooling	Central Gas HVAC		
StdntFtr	Excellent, high quality professional facility.				

NarrtiveDscrptn

This is a remarkable professional facility. It was a doctor's office for several years. Would be great for a medical practice, law office, accounting office, insurance company.....and much more. It is in excellent condition. There is significant business personal property that can be purchased in addition to the building. It is located across from Mother Frances hospital & medical facility. The building has steel framing with significant insulation.

Directions: From the intersection of U.S. 69 & U.S. 79, south on 69 for 2.2 miles, to the property on the right (west side).
OR: From the intersection of Loop 456 and U.S. 69, N. on 69, for .3 miles to the property on the left.

BusName	N/A	AirPhoto	Yes	#HtgUnits	1	H/C SqFt	2,336
BusType	N/A	PlnsOnFil	No	A/C Type	Electric	H/C SF Srce	CCAD
OrgnzedAs	N/A	Struct#1	Professional building	A/C Cap	Unknown	PriceOfRE	\$339,000.00
YearsInOp	N/A	Struct#2	----	#A/CUnits	1	BsInvAvail	Non
Misc1	Garage	Struct#3	----	Sprinklrd	No	PrOfBsInv	N/A
FireDist	No	Struct#4	----	Emer Gen	No	BusPPAvl	Separately
PrncipUse	Professional	Struct#5	----	ElcSvcTp	220	PrOfBusPP	TBD
PrpCndSt	Yes	Struct#6	----	ADA Accs	Yes	TrdFixAval	Yes
#Buildings	1	Struct#7	----	Sec Sys	Yes	PrOfTrFixt	TBD
#Stories	1	Struct#8	----	TchReady	Yes	LseExpDate	N/A
Constructn	Steel Frame	Struct#9	----	KitchnFac	Yes	Sublseable	No
Foundatn	Slab	Struct#10	----	#MnsRms	2	SgnNoCmp	Yes
ExtWalls	Brick	RoadSurf	Asphalt	#LdsRms	2	FinandsAv	N/A
Roof	30-Year shingle	NrstUSHw	U.S. 69	#PassElvtr	0	AnnHazIns	\$2,000.00
Floors	Carpet, Ceramic	NrstIntst	1-20	#FrtElevtr	0	WaterSup	C.O.J.
ParkingSF	2,600	RRAccess	No	#Escalator	0	AvgWater	\$40.00
#PrkgSpc	13	TotalSF	2,336	Feature#1	Kitchen	Sewer	Municipal
PrkgSurfc	Concrete	OfficeSF	187	Feature#2	Garage	ElecCo	Oncor Delivery
CovrdPkg	No	RetailSF	0	Feature#3	Full Bathroom	AvgElec	\$200.00
#OHDoors	1	WhseSF	0	Feature#4	Professional Office	GasCo	CenterPoint
OHDrHgt	8'	ManufSF	0	Feature#5	Two Washrooms	AvgGas	\$30.00
#Docks	0	OtherSF	0	Feature#6	Large Clerical Area	PhoneCo	Frontier/SuddenLink
#Ramps	0	WhseClrnc	0	Feature#7	----	SanSrvc	Republic Services
Misc2	----	Fencing	No	Feature#8	----	DeedRestr	No
LandSize	.73 Acres	HeatType	Gas	Easements	Utility	Minerals	None
PlatOnFile	Yes	HtngCap	Unknown	EPAIssues	None Known		