



Commercial Detail

1016	W.	Rusk (U.S. 79)
RoadTyp	U.S.	Subdiv N/A
Avl/Pos	@ Closing	

SubType	Building	Price	\$200,000.00	MLS number	#####
Legal	Lots 3B,3C, 4A, 4B, 4D & 4E, Block 131, Lots 1B & 1C, Block 132, City of Jacksonville				
Status	Active	Recent Change	Price Reduction		
Exterior	Metal	I.S.D.	Jacksonville		
LotSqFt	98,663	Acreage	2.26		
LandDim	Irregular	County	Cherokee		
Tax/SCE	\$7,122.17 ('20/AD)	Exemptions	None		
City	Jacksonville	Year Built	1950		
Zip	75766	State	TX	Zone	L-Light Manufacturing
X Street	Gillespie	Htng/Cooling	CG Heat, Elec. Air		
StndtFtr	Over 33,000 sq. ft. of buildings.				

NarrtiveDscrptn

Awesome manufacturing facility on major federal highway. Tall builfings that will accommodate cranes. Reception area, five offices, four restrooms,one shower, kitchen, conference room & storage room. There are over 33,000 sq. ft. of structures w/ three-phase electricity. All city services available. Plenty of room for vehicles. The Jacksonville Economic Development Corporation may have incentives for a prospective buyer. Call JEDCO, at 903-586-2102 for more information. One of the buildings sits on Union Pacific property.

Directions: From the intersection fo U.S. 69 & U.S. 79, west on 79, for .9 miles. Property on the right.
Entrance just past large for sale sign.

BusName	N/A	AirPhoto	Yes	#HtgUnits	1	H/C SqFt	1,000
BusType	Manufact./Warehouse	PlnsOnFil	No	A/C Type	Central Electric	H/C SF Srce	Broker
OrgnzedAs	N/A	Struct#1	13,714 sq. ft.	A/C Cap	Unknown	PriceOfRE	\$200,000.00
YearsInOp	o	Struct#2	10,800 sq. ft.	#A/CUnits	1	BsInvAvail	N/A
Misc1	Location	Struct#3	3,200 sq. ft.	Sprinklrd	No	ProFBsInv	o
FireDist	No	Struct#4	2,720 sq. ft.	Emer Gen	No	BusPPAvl	Some
PrncipUse	Manufact./Warehouse	Struct#5	1,890 sq. ft.	ElcSvcTp	3-Phase	ProFBsPP	0
PrpCndSt	Yes	Struct#6	1,152 sq. ft.	ADA Accs	No	TrdFixAval	Some
#Buildings	5	Struct#7	----	Sec Sys	No	ProFFrFixt	0
#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	Metal	RoadSurf	Asphalt	#LdsRms	2	FinancIsAv	N/A
Roof	Metal	NrstUSHw	U.S. 79	#PassElvtr	0	AnnHazIns	Unknown
Floors	Concrete	NrstIntst	I-10	#FrtElevtr	0	WaterSup	Jacksonville
ParkingSF	17,000	RRAccess	No	#Escalator	0	AvgWater	\$100.00
#PrkgSpc	50	TotalSF	33,476	Feature#1	High Bays	Sewer	Municipal
PrkgSurfc	Gravel	OfficeSF	1,000	Feature#2	Easy Access	ElecCo	Oncor Delivery
CovrdPkg	No	RetailSF	o	Feature#3	Five Offices	AvgElec	\$750.00
#OHDoors	6	WhseSF	30,000	Feature#4	Sq. Footage	GasCo	CenterPoint
OHDrHgt	14	ManufSF	30,000	Feature#5	Location	AvgGas	0
#Docks	2	OtherSF	0	Feature#6	Price	PhoneCo	Frontier/SuddenLink
#Ramps	2	WhseClrnc	20'	Feature#7	----	SanSrvc	Republic Services
Misc2	----	Fencing	None	Feature#8	----	DeedRestr	No
LandSize	2.26 Acres	HeatType	Central Gas	Easements	Utility	Minerals	All Owned
PlatOnFile	No	HtngCap	Unknown	EPAIssues	None Known		