

Commercial Detail



436	S.	Dickinson Drive (U.S. 69)	
RoadTyp	U.S.	Subdiv	N/A
Avl/Pos	@ Closing		

SubType	Land	Price	\$50,000.00		MLS number	10141297	
Legal	Abstract 341, County Block 1115, Tracts 22 & 23, J. Hundley Survey						
Status	Active	Recent Change	New Listing				
Exterior	N/A	I.S.D.	Rusk				
LotSqFt	43,560	Acreage	1.0				
LandDim	403' x 290' x 277'	County	Cherokee				
Tax/SCE	\$1,349.28 ('21/AD)	Exemptions	None				
City	Rusk	Year Built	N/A				
Zip	75785	State	TX	Zone	General Business		
X Street	Kennedy	Htng/Cooling	N/A				
StndtFtr	Excellent Retail Location						

NarrtiveDscrptn

Located on the west side of U.S. 69, this one acre tract is just .3 miles south of the intersection of U.S. 84 & U.S. 69, in Rusk. U.S. 69 is a 4-lane highway with a fifth turning lane. This would be an excellent location for a restaurant or other retail business. The tract is also not far from residential neighborhoods that would make good customers for this location.

Directions: From the intersection of U.S. 84 & U.S. 69, S. on 69, for .3 miles, to property on the right. Sign

BusName	N/A	AirPhoto	Yes	#HtgUnits	0	H/C SqFt	0
BusType	N/A	PlnsOnFil	N/A	A/C Type	None	H/C SF Srce	CCAD
OrgnzedAs	N/A	Struct#1	----	A/C Cap	0	PriceOfIRE	\$50,000.00
YearsInOp	N/A	Struct#2	----	#A/CUnits	0	BsInvAvail	N/A
Misc1	Open Parcel	Struct#3	----	Sprinklrd	No	PrOfBsInv	N/A
FireDist	No	Struct#4	----	Emer Gen	No	BusPPAvl	No
PrncipUse	Commercial/Retail	Struct#5	----	ElcSvcTp	What is needed	PrOfBusPP	0
PrpCndSt	No	Struct#6	----	ADA Accs	N/A	TrdFixAval	N/A
#Buildings	0	Struct#7	----	Sec Sys	No	PrOfTrFixt	0'
#Stories	0	Struct#8	----	TchReady	No	LseExpDate	N/A
Constructn	N/A	Struct#9	----	KitchnFac	No	Sublseable	No
Foundatn	N/A	Struct#10	----	#MnsRms	0	SgnNoCmp	Yes
ExtWalls	N/A	RoadSurf	Asphalt	#LdsRms	0	FinancIsAv	No
Roof	N/A	NrstUSHw	U.S. 69	#PassElvtr	0	AnnHazIns	N/A
Floors	N/A	NrstIntst	I-20	#FrtElevtr	0	WaterSup	Rusk
ParkingSF	Varies	RRAccess	No	#Escalator	0	AvgWater	0
#PrkgSpc	Varies	TotalSF	43,560	Feature#1	High Traffic Location	Sewer	Municipal
PrkgSurfc	As Required	OfficeSF	0	Feature#2	Tune Lane	ElecCo	Oncor Delivery
CovrdPkg	N/A	RetailSF	0	Feature#3	Close to Downtown	AvgElec	0
#OHDoors	0	WhseSF	0	Feature#4	----	GasCo	CenterPoint
OHDrHgt	0	ManufSF	0	Feature#5	----	AvgGas	0
#Docks	0	OtherSF	0	Feature#6	----	PhoneCo	Frontier
#Ramps	0	WhseClrnc	0	Feature#7	----	SanSrvc	Republic Services
Misc2	----	Fencing	No	Feature#8	----	DeedRestr	No
LandSize	1 Acre	HeatType	N/A	Easements	Utility	Minerals	All Owned
PlatOnFile	Yes	HtngCap	0	EPAIssues	None Known		