

# Commercial Detail



SubType	Price	MLS number
Building	\$990,000.00	24011954

2222	U.S.	79 (East Rusk)	
RoadTyp	U.S.	Subdiv	Alexander-Penn
Avl/Pos	@ Closing		

Legal	Lot 1, Alexander-Penn Addition		
Status	Active	Recent Change	New Listing
Exterior	Steel	I.S.D.	Jacksonville
LotSqFt	152,895.6	Acreage	3.51
LandDim	See Narrative	County	Cherokee
Tax/SCE	\$8,411.02 ('23/AD)	Exemptions	None
City	Jacksonville	Year Built	2020
Zip	75766	State	TX
X Street	C.R. 4209	Zone	None
StndtFtr	Super Entertainment Facility!		
	Htng/Cooling	Central HVAC	

**NarrveDscrptn**

11,368 sq. ft. entertainment and athletic facility with awesome kitchen, dining facility, ADA compliant restrooms. The athletic area is about 6,200 sq. ft. and the gathering facility, dining room & kitchen are about 4,600 sq. ft. The kitchen is awesome and has every piece of equipment you can imagine. There are at least two more acres that can have structures placed on them, with additional parking. The land dimension is 152' x 537' x 403' x 280' x 259' x 274'

**Directions:** From the Intersection of U.S. 69 & U.S. 79, east on 79, for 2.7 miles, to property on the left. Sign  
 Access is also available from Myrtle Drive -- C.R. 4209

## REDUCED \$110,000!

BusName	N/A	AirPhoto	Yes	#HtgUnits	7	H/C SqFt	11,368
BusType	Entertainment	PlnsOnFil	No	A/C Type	Electric HVAC	H/C SF Srce	CCAD
OrgnzedAs	N/A	Struct#1	Kitchen	A/C Cap	Huge!!!	PriceOfRE	\$1,000,000.00
YearsInOp	4	Struct#2	Dining Room	#A/CUnits	7	BsInvAvail	Yes
Misc1	Excellent Location	Struct#3	Gathering Room	SprinkIrd	No	PrOfBsInv	Included w/ Building
FireDist	No	Struct#4	Gymnasium	Emer Gen	No	BusPPAVI	Yes
PrincipUse	Entertainment	Struct#5	ADA Restrooms	ElcSvcTp	440	PrOfBusPP	W/ Building
PrpCndSt	Yes	Struct#6	----	ADA Accs	Yes	TrdFixAval	Yes
#Buildings	1	Struct#7	----	Sec Sys	Yes	PrOfTrFixt	W/ Building
#Stories	1	Struct#8	----	TchReady	Yes	LseExpDate	N/A
Constructn	Steel Frame	Struct#9	----	KitchnFac	Beautiful One	Sublseable	No
Foundatn	Slab	Struct#10	----	#MnsRms	1 ADA Compliant	SgnNoCmp	Yes
ExtWalls	Steel	RoadSurf	Asphalt	#LdsRms	1 Ada Compliant	FinanclsAv	Yes
Roof	Steel	NrstUSHw	U.S. 79	#PassElvtr	0	AnnHazIns	\$10,000.00
Floors	Concrete	NrstIntst	I-20	#FrtElevtr	0	WaterSup	Jacksonville
ParkingSF	25,000	RRAccess	No	#Escalator	0	AvgWater	\$150.00
#PrkgSpc	100+	TotalSF	11,369	Feature#1	Great Location	Sewer	Aerobic Septic
PrkgSurfc	Gravel	OfficeSF	100	Feature#2	Great Condition	ElecCo	Oncor Delivery
CovrdPkg	No	RetailSF	0	Feature#3	Super Kitchen	AvgElec	\$145.00
#OHDoors	0	WrhseSF	0	Feature#4	Room to Grow	GasCo	N/A
OHDrght	N/A	ManufSF	0	Feature#5	ADA Restrooms	AvgGas	N/A
#Docks	0	OtherSF	----	Feature#6	Great Gym!	PhoneCo	Frontier
#Ramps	0	WhseClrc	N/A	Feature#7	----	SanSrvc	Republic Services
Misc2	----	Fencing	No	Feature#8	----	DeedRestr	No
LandSize	3.51 Acres	HeatType	Electric	Easements	Utility	Minerals	All Owned
PlatOnFile	No	HtngCap	Unknown	EPAIssues	None Known		