

2100 SF Shop/Commercial on 1.118 Acres
Near Lake Jacksonville w/Central
Heat/Air
263 County Road 3112
Jacksonville, TX 75766

\$139,900
1.120 +/- acres
Cherokee County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

2100 SF Shop/Commercial on 1.118 Acres Near Lake Jacksonville w/Central Heat/Air Jacksonville, TX / Cherokee County

SUMMARY

Address

263 County Road 3112

City, State Zip

Jacksonville, TX 75766

County

Cherokee County

Type

Residential Property, Commercial

Latitude / Longitude

31.9213 / -95.3074

Acreage

1.120

Price

\$139,900

Property Website

<https://moreoftexas.com/detail/2100-sf-shop-commercial-on-1-118-acres-near-lake-jacksonville-w-central-heat-air-cherokee-texas/10839/>



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PROPERTY DESCRIPTION

2100 SF metal workshop or commercial building near Lake Jacksonville. Building is 70 x 30 on 1.118 acres with beautiful building site for main home behind shop/building or turn the shop into a home. Room to expand building. Property is fenced and cross-fenced with gorgeous pasture. Central heat and air, hot water heater, two half-baths, plumbed for shower/tub. 4 offices, storage room, 18 x 64 main shop area. Has roll up door and water line already in place to back of property. Ceiling with R50 insulation and walls with R40 insulation per owner. Oversized commercial septic with 3- 500 gallon tanks: (500 gal pretreatment tank; 500 gal/day aerobic treatment unit, and 500 gal sprinkler pump chamber). Large concrete driveway with concrete walkways behind building. Great area to build home with no one building across from this property. So close to Lake Jacksonville and great potential for boat/recreational/fishing or other type business or work from home. No City taxes! Previously a fishing lure company. The possibilities are endless! Call today for your showing!

This write-up may contain errors and omissions and is for information only. The above has been deemed correct but is not guaranteed and is subject to changes, corrections, and or withdraws from the market without prior notice.

mixed use residential, commercial 1 acre property Jacksonville, TX 75766 Cherokee County whitetail deer small game rabbit road frontage



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Locator Maps



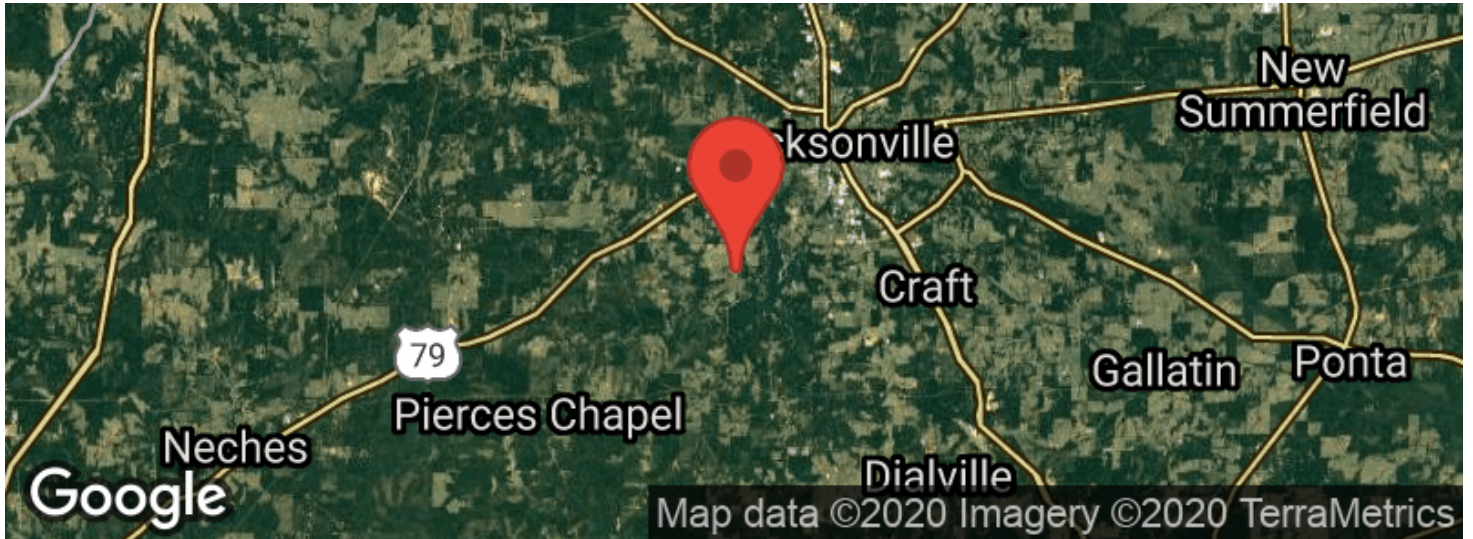
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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Jacksonville, TX, 75766

NOTES



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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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