

CLIENT HANDOUT



MLS # [20247076](#)
Class COMMERCIAL
Type Industrial
Status ACTIVE
Price \$6,500
Area CARTHAGE ISD
Address 678 RITTER DR
City Carthage
Present Use Office
Availability Lease
Number of Acres
Price Per Acre
Number of Units 1

This Listing Information Provided Courtesy of:
Mark W Coleman - Cell: 903-738-9420
TX Farms & Ranches/Park Village

11/18/2024 10:35 AM



GENERAL INFO

Legal **LOT 1**
County **Panola**
#Bldgs **1**
Taxes **6500**
YrBlt **2014**
YrRenov
Const **METAL**
Lot Size **1.48**
#Stories **1**
GSF **9,179**
RSF
Tenancy
Rent/SF
Gross Income
% Leased
% Showroom
% Office
% Warehouse
% Occupied
Anchor Tenant

Water Utilities
Electric Utilities
Gas Utilities
Rail Y/N **No**
Dock Y/N **No**
Crane Y/N **No**
OHD Y/N **Yes**
Fence Y/N **Yes**
Security Y/N
Parking
Management \$
Janitorial \$
Road Frontage **2 SIDES**
Escrow To **0**
Escrow Amt\$ **1**
Lease Info/Terms
Directions **CORNER RITTER DR AND LOOP 59 IN CARTHAGE**

FEATURES

UTILITIES **City Water, City Sewer, City Electric**
ROAD/PARKING **City Street, Concrete, Paved Parking**
PROPERTY DESCRIPTION **Landscaped, Lighted Parking, Security Parking, Gravel Yard, Concrete Yard, Fenced Yard**
CONSTRUCTION **Metal, Metal Siding, Slab**
DATA **Tenant Pays Electric, Tenant Pays Water, Tenant Pays Gas**
ROOF **Metal Roof**

REMARKS

Public Remarks LARGE OFFICE / WAREHOUSE / SHOWROOM LOCATED ON LOOP 59 AND HWY 59 IN CARTHAGE. GREAT LOCATION AND VISIBILITY WITH LOOP FRONTAGE. OVER 9000 SQ FT WITH 22 FOOT EAVE HEIGHT IN WAREHOUSE AND 2 - 14 X 16 FT OVERHEAD DOORS, 2 BATHROOMS, 2 OFFICES, KITCHEN AND 1400 SQ FT SHOWROOM OR RECEPTION AREA. FENCED YARD WITH 25 X 100 COVERED PARKING ADJACENT TO WAREHOUSE.

ALL FIELDS DETAIL



MLS # 20247076 **Present Use** Office
Class COMMERCIAL **Availability** Lease
Type Industrial
Area CARTHAGE ISD
Asking Price \$6,500
Address 678 RITTER DR
Address 2
City Carthage
State TX
Zip 75633
Status ACTIVE
Sale/Rent For Rent
Lease/Rent Price
IDX Include Y



GENERAL

Number of Acres	1	Price Per Acre	
Number of Units		Agent	Mark W Coleman - Cell: 903-738-9420
Listing Office 1	TX Farms & Ranches/Park Village - Office: 903-663-5000	Listing Agent 2	
Listing Office 2		Listing Agent 3	
Listing Office 3		EA/ER	ER
Owner Name	MWC PROPERTIES LLC	Owner Phone	
Listing Date	11/15/2024	Option Period Expire Date	
Entry Latitude/Longitude		Legal	LOT 1
Parcel Number	89993	# Buildings	1
County	Panola	Taxes\$	6500
Year Built	2014	Year Renovated	
Construction	METAL	Lot Size	1.48
# Stories	1	Gross Sq Ft	9,179
Rented Sq Ft		Tenancy	
Rent Per SqFt		List Price/Gross SQFT	\$0.71
Gross Income		% Leased	
% Showroom		% Office	
% Warehouse		% Occupied	
Anchor Tenant		Water Utilities	
Electric Utilities		Gas Utilities	
Rail Y/N	No	Dock Y/N	No
Crane Y/N	No	OHD Y/N	Yes
Fence Y/N	Yes	Security Y/N	
Management \$		Janitorial \$	
Parking		Road Frontage	2 SIDES
Directions	CORNER RITTER DR AND LOOP 59 IN CARTHAGE	Foreclosure/Bank Owned	No
Escrow To	0	Escrow Amt\$	1
Lease Info/Terms		Off Market Date	
Associated Document Count	0	Agent Hit Count	6
Client Hit Count	0	Search By Map	
Tax ID		VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	Update Date	11/15/2024
Status Date	11/15/2024	HotSheet Date	11/15/2024
Price Date	11/15/2024	Input Date	11/15/2024 5:48 PM
Original Price	\$6,500	Days On Market	3
Brokerage License Number	0387775	Agent License Number	0387775
Supervisor License Number	0387775	Listing Agent 2 License Number	
Subdivision Y/N		Subdivision Name	
Geocode Quality	Exact Match	Picture Count	19
Sold Price Per SQFT		Input Date	11/15/2024 5:48 PM
Update Date	11/15/2024 5:48 PM	Listing Team	
Selling Team			

FEATURES

<p>WILL SELL Cash</p> <p>SHOWING INSTRUCTIONS Appointment Only Call Listing Office/Agent LA Must Accompany Vacant</p> <p>POSSESSION Immediate</p> <p>SPECIAL Aerial Photo</p>	<p>UTILITIES City Water City Sewer City Electric</p> <p>ROAD/PARKING City Street Concrete Paved Parking</p>	<p>PROPERTY DESCRIPTION Landscaped Lighted Parking Security Parking Gravel Yard Concrete Yard Fenced Yard</p> <p>CONSTRUCTION Metal Metal Siding Slab</p>	<p>DATA Tenant Pays Electric Tenant Pays Water Tenant Pays Gas</p> <p>ROOF Metal Roof</p> <p>SURVEILLANCE DEVICES No</p> <p>VISITOR RECORDING CONSENT Audio and Video</p> <p>PROPERTY ACCESS INSTR Combo Lockbox</p>
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FINANCIAL

<p>Assumable Y/N Escalate Y/N Assumption Payment Amount Lender Loan Balance Minimum Down Financing Remarks</p>	<p>Assumption Amount Qualify Y/N Existing Financing Present Int Rate As Of Owner Financing</p>
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SOLD STATUS

<p>How Sold Closing Date Selling Agent 1 Approx SqFt First Year Interest Rate Points Paid By Buyer</p>	<p>Contract Date Sold Price Selling Office 1 Sold Price Per SqFt Points Paid By Seller</p>
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Confidential Agent Rmks
Additional Showing Instr
Addendum

ADDITIONAL PICTURES



Office



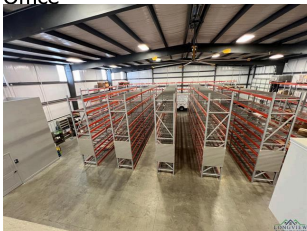
Office



Office



Stable



Garage



Patio



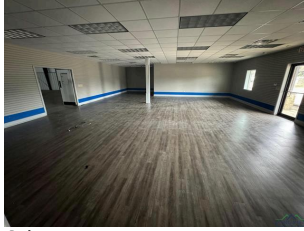
Kitchen



Patio



Side Of Structure



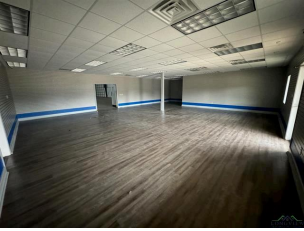
Other



Other



Other



Other



Garage



Yard



Aerial View



Aerial View



Aerial View

DISCLAIMER

This information is deemed reliable, but not guaranteed.