

FOR SALE
CANCUN CAFE
2222 ESE Loop 323 @ SH 110
Tyler, Texas

BASIC PROPERTY FACTS

Location: North side of Loop 323, one block east of the corner of ESE Loop 323 @ Troup Highway

Legal Description: Lot 18B, Block 9760, Southeast Crossing Addition, City of Tyler, Smith County, Texas

Site Dimensions: 200' x 200'

Building Size: 6,515 square feet

Access: Loop 323 is a six-lane asphalt-paved roadway with concrete curb and gutter and storm sewers. Loop 323 parallels the subject's southern property line.

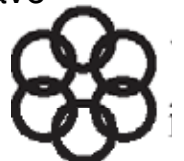
Foundation: Reinforced post tension concrete slab with 6x6 #10, wire reinforcing along w/a 12" by 18" perimeter grade beam with four runs of #5 rebar.

Structural Frame: Red iron structural frame.

Roof System: 24 gauge standing seam roof with 3" vinyl back insulation.

Exterior Walls: Combination of brick veneer, stucco and old wood siding.

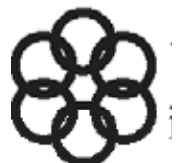
Ceiling: Framed with 2'x4' and 2'x8' laminated beams covered fire code SR and covered with old wood siding, old metal and stucco. Kitchen, office and storage have 2'x4' suspended ceilings and vinyl rock ceilings.



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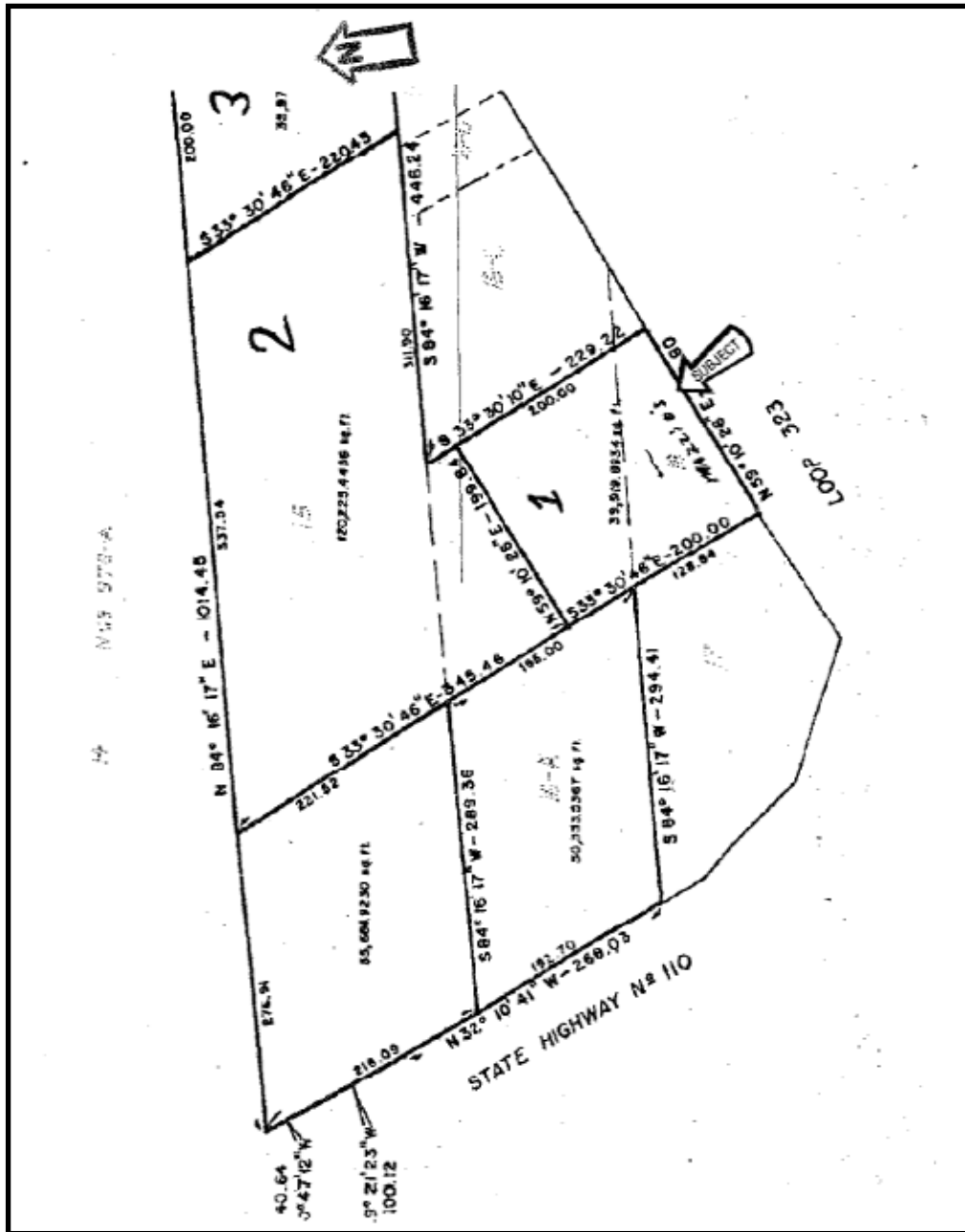
Basic Property Facts cont'd

- Interior Walls: 2'x4' wood covered with old wood siding, old metal and stucco with some brick accents. Kitchen has fire code S/R with 26 gauge stainless steel. Restrooms have ceramic tile 4' high.
- Doors: Combination of wood and glass.
- Windows: Fixed tinted and insulated glass.
- Plumbing: Two restrooms, 5 toilets, 2 floor-mounted urinals, 4 lavatories, 2 floor drains, fully-served and equipped kitchen.
- Flooring: Sealed and stained concrete and tile.
- Electrical: Combination of florescent lay-in lights, recessed, hanging and wall-mounted fixtures.
- HVAC: 67.5 tons of roof-mounted central air-conditioning and heating.
- Parking: 30,000 sf of concrete paving. Concrete walks, internal curbs and stripes, exterior lighting and good landscaping.
- Other Improvements: Security system, landscaping sprinkler system, decorative 15' high tank on top of building, neon lights and decorative metal awnings on the building.
- FF&E: Available upon request..



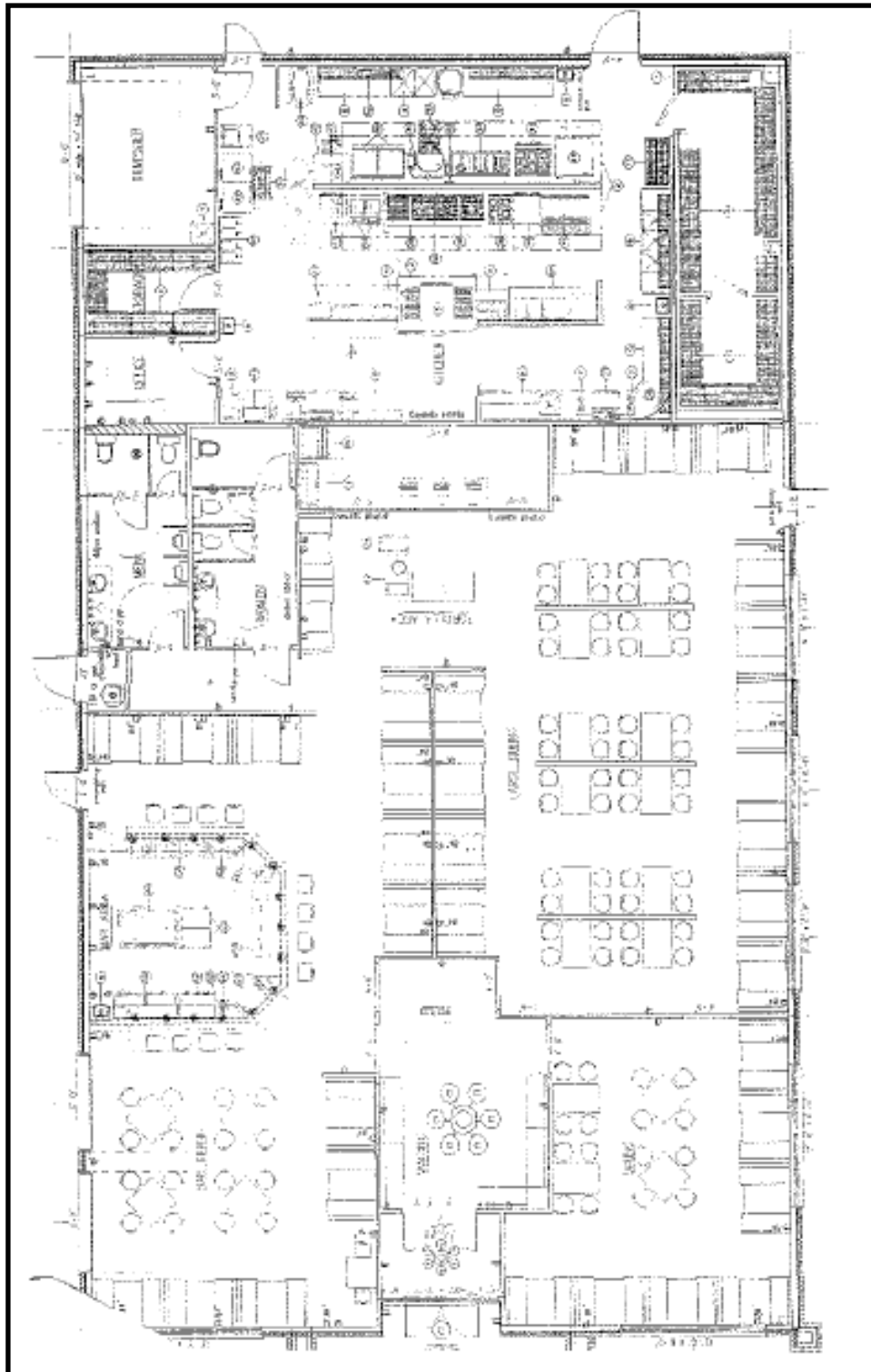
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PLAT of PROPERTY



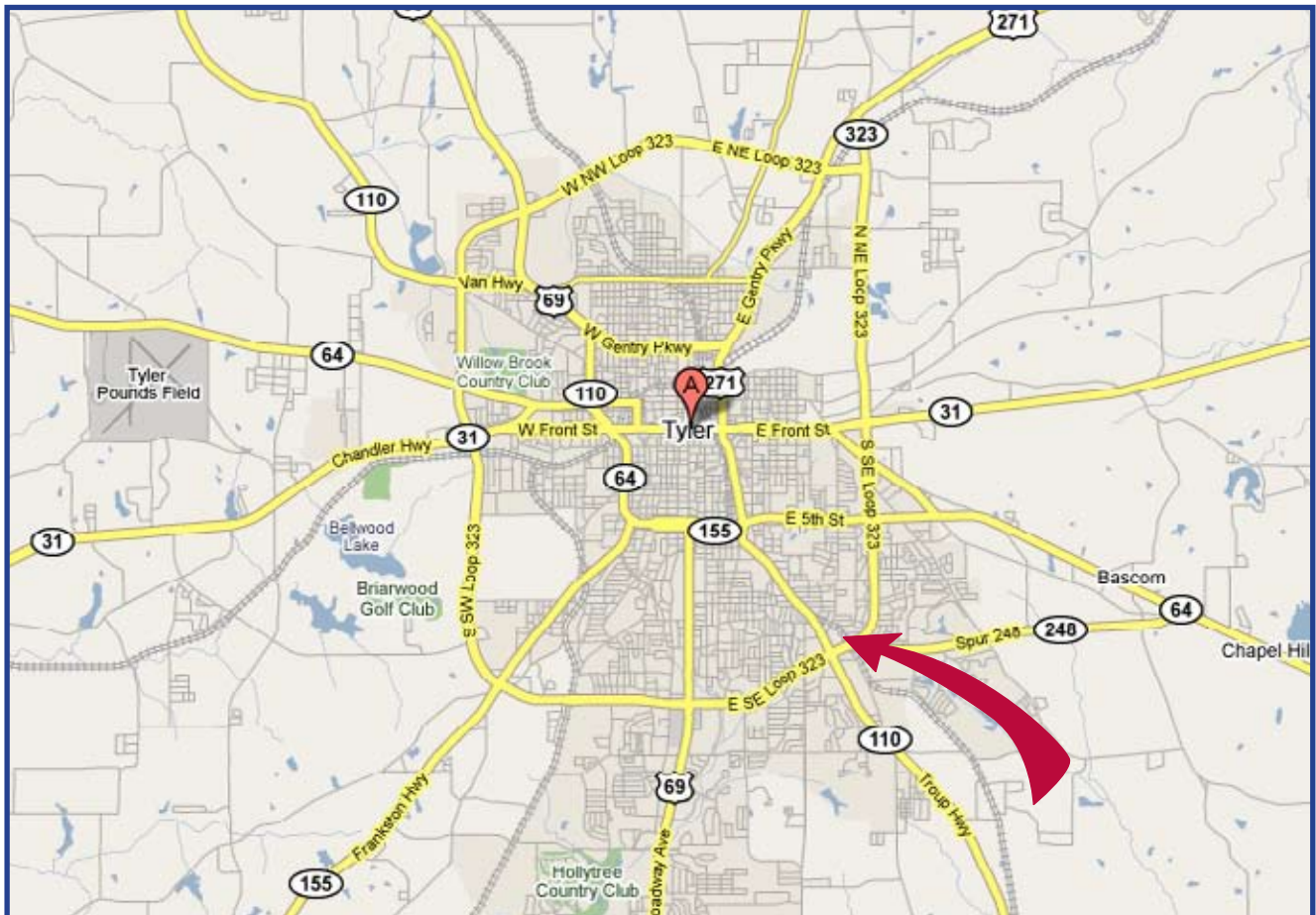
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FLOOR PLAN



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LOCATION MAP



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EXTERIOR PICTURES of PROPERTY



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INTERIOR PICTURES of PROPERTY



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KITCHEN PICTURES

