



## Land Detail

<i>SubType</i>	<i>Price</i>	<i>MLS number</i>
Lot	\$49,900.00	10130412
<i>Legal</i>	Abstract 268, County Block 3269B, Tract 5, J. Ford Survey	
<i>Status</i>	Active	<i>Recent Change</i> Price Reduction
		<i>I.S.D.</i> Jacksonville
<i>LotSqFt</i>	30,448	<i>Acreage</i> .699
<i>LandDim</i>	Irregular	<i>County</i> Cherokee
<i>Tax/SCE</i>	\$640.53 ('21/AD)	<i>Exemptions</i> None
<i>City</i>	Jacksonville	
<i>Zip</i>	75766	<i>State</i> TX <i>Zone</i> Retail
<i>X Street</i>	Lakeshore Drive	
<i>StndtFtr</i>	Close to the lake and zoned "Retail".	

3612	S.	Pineda (C.R. 3120)	
<i>RoadTyp</i>	City	<i>Subdiv</i>	N/A
<i>Avl/Pos</i>	@ Closing		

### *NarrtveDscrptn*

PRICE REDUCED \$10,100!!! Level .699 acre parcel that has recently been zoned retail. It is just a few feet before the turnoff to Lakeshore drive and would be a great place to put in a convenience store. It would also be possible to put a home on the property. There is a 2,728 sq. ft. building on the property that needs a lot of work and the owner will consider moving it.

### *Directions:*

From the intersection of S. Pineda (C.R. 3120) & U.S. 79, S. on Pineda for 1.1 miles to property on the right. Sign  
 Lot is right across from the Lakeshore Drive entrance.

Topography	Level	Sur/Plat OF	Yes	PricePerAcre	\$71,388.00
Water	None	AerialPhot	Yes	Deed Rest	No
Views	Neighborhood	EPA Issues	None Known	HOA	No
%Open	10	Barn #1	----	Dues	N/A
%Wooded	90	Barn #2	----	DuesPeriod	N/A
%Pasture	0	Shop #1	----	WaterSup	Jacksonville
Fencing	None	Shop #2	----	Avg Water	0.00
Minerals	All Owned	Storage #1	----	Sewer	Municipal
Surface	All Owned	Storage #2	----	Elec Co	Oncor
RoadSurface	Asphalt	Oth Imp #1	----	Avg Elec	0.00
Crops	N/A	Oth Imp #2	----	Gas Co	CenterPoint
CropsConvey?	N/A	Oth Imp #3	----	Avg Gas	0.00
WoodTypes	Mixed	Oth Imp #4	----	Phone Co	Frontier/SuddenLink
GrassTypes	Native	Oth Imp #5	----	Cable Co	Frontier/SuddenLink
DirtFill	No	MH Permitted	No	San Serv	Republic Services
Rollback?	No	Cattle Ready	No	WaterfrntFt	0
SoilReports	No	Horse Ready	No	Easements	Utility
				Dairy Ready	No