

# Commercial Detail

SubType

Price

MLS number

Land	\$150,000.00	#####
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Legal	Abstract 1069, County Block 1817, Tract 18, V. Moore Survey		
Status	Active	Recent Change	New Listing
Exterior	N/A	I.S.D.	Bullard
LotSqFt	72,540	Acreage	1.64
LandDim	155' w x 468' d	County	Cherokee
Tax/SCE	\$2,243.55('23, AD)	Exemptions	None
City	Bullard	Year Built	N/A
Zip	75757	State	TX
X Street	F.M. 344	Zone	Commercial
StndtFtr	Excellent traffic exposure.		
		Htng/Cooling	N/A



400 Block	S.	Doctor M. Roper Parkway (U.S. 69)	
RoadTyp	U.S.	Subdiv	N/A
Avl/Pos	@ Closing		

**NarriveDscrptn**

Bullard is growing like crazy and this is an excellent commercial location on U.S. 69. Businesses continue to be built on this part of the highway. This is a great commercial retail location with great traffic exposure. At this time the parcel is completely wooded and it may be a good idea to save some of the trees, depending on the project. It is essentially level.

**Directions:** On the west side of Doctor M. Roper Parkway (U.S. 69), just south of the U.S. 69 bridge that crosses F.M. 344. There is an ag store on the south border of the tract. Property is just inside the Cherokee County border.

BusName	N/A	AirPhoto	Yes	#HtgUnits	0	H/C SqFt	0
BusType	N/A	PlnsOnFil	N/A	A/C Type	None	H/C SF Srce	N/A
OrgnzedAs	N/A	Struct#1	----	A/C Cap	0	PriceOfRE	\$150,000.00
YearsInOp	0	Struct#2	----	#A/CUnits	0	BsInvAvail	N/A
Misc1	Excellent Location	Struct#3	----	Sprinklrd	No	PrOfBSInv	0
FireDist	No	Struct#4	----	Emer Gen	No	BusPPAvl	0
PrincipUse	Commercial	Struct#5	----	ElcSvcTp	None	PrOfBusPP	0
PrpCndSt	No	Struct#6	----	ADA Acce	N/A	TrdFixAval	N/A
#Buildings	0	Struct#7	----	Sec Sys	No	PrOfTrFixt	0
#Stories	0	Struct#8	----	TchReady	No	LseExpDate	N/A
Constructn	N/A	Struct#9	----	KitchnFac	No	Sublseable	No
Foundatn	N/A	Struct#10	----	#MnsRms	0	SgnNoCmp	Yes
ExtWalls	N/A	RoadSurf	Asphalt	#LdsRms	0	FinanclsAv	N/A
Roof	N/A	NrstUSHw	U.S. 69	#PassElvtr	0	AnnHazIns	0
Floors	N/A	NrstIntst	I-20	#FrtElevtr	0	WaterSup	Bullard
ParkingSF	0	RRAccess	No	#Escalator	0	AvgWater	0
#PrkgSpc	0	TotalSF	72,540	Feature#1	Location	Sewer	Municipal
PrkgSurfc	N/A	OfficeSF	0	Feature#2	Level Tract	ElecCo	Oncor
CovrdPkg	N/A	RetailSF	0	Feature#3	Retail Setting	AvgElec	0
#OHDoors	0	WrhseSF	0	Feature#4	----	GasCo	CenterPoint
OHDrght	0	ManufSF	0	Feature#5	----	AvgGas	0
#Docks	0	OtherSF	0	Feature#6	----	PhoneCo	CenturyLink
#Ramps	0	WhseClmnc	0	Feature#7	----	SanSrvc	Various
Misc2	----	Fencing	No	Feature#8	----	DeedRestr	No
LandSize	1.64 Acres	HeatType	N/A	Easements	Utility	Minerals	All Owned
PlatOnFile	No	HtngCap	0	EPAIssues	None Known		