

# Commercial Detail



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

SubType	Price	MLS number
Land	\$79,900.00	23008877
Legal	Abstract 1069, County Block 1817, Tract 18, V. Moore Survey	
Status	Active	Recent Change
Exterior	N/A	I.S.D.
LotSqFt	72,540	Acreage
LandDim	155' w x 468' d	County
Tax/SCE	\$2,243.55('23, AD)	Exemptions
City	Bullard	Year Built
Zip	75757	State
X Street	F.M. 344	Zone
StndtFtr	Excellent traffic exposure.	
	Htng/Cooling	N/A

## Narrtve Dscrptn

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.

## REDUCED \$70,100!!!

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	\$79,900.00
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 Accs	N/A	TrdFixAval	N/A
#Buildings	0	Struct#7	---	Sec Sys	No	PrOfTrFxt	0
#Stories	0	Struct#8	---	TchReady	No	LseExpDate	N/A
Constructn	N/A	Struct#9	---	KitchnFac	No	Subleaseable	No
Foundatn	N/A	Struct#10	---	#MnsRms	0	SgnNoCmp	Yes
ExtWalls	N/A	RoadSurf	Asphalt	#LdsRms	0	FinancilsAv	N/A
Roof	N/A	NrstUShw	U.S. 69	#PassElvtr	0	AnnHazIns	0
Floors	N/A	NrstIntst	I-20	#FrElevtr	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	WhseCirnc	0	Feature#7	---	SanSrvce	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		