

MLS# 11718815 N Active Tr 72 Fm 720 Little Elm 75068 LP: \$595,000



**Category:** Commercial  
**Area:** 31/4  
**Subdv:** D M Cule  
**County:** Denton  
**Parcel ID:** [A0226a00000720000](#)  
**Lot:** 72 **Blk:** **Multi Prcl:**  
**Type:** Sale  
**Map:** DA/0351/Z  
**Lake Name:**  
**Plan Dev:** Possible  
**Legal:** A0226a D.m. Cule, Tr 72, 1.0 A  
**MUD Dst:** No  
**Orig LP:** \$595,000  
**Low:**  
**\$/Gr SqFt:** \$1032.99  
**Unexempt Taxes:** \$

**Bldg SqFt:** 576/Tax  
**Gross SqFt:** 576  
**Lot SqFt:** 43560/TAX  
**Acres:** 1.000  
**Media:** 14 / 0 / 0  
**Document Storage:** 0 / 0 / 0  
**Appraiser's Name:**  
**Zoning:** Commerc  
**Year Built:** 2004/Preowned  
**Multiple Zoning:** No  
**Lot Dimen:** 149.70 frontage  
**Will Subdiv:** No  
**Property History:** [Y](#)  
**#Units:** 1 **Story:** 1

Click on Image for More Options

**Business Name:**  
**Gross Income:** \$0  
**Net Income:** \$0  
**Annual Expenses:** \$0  
**Income/Expense Source:**  
**Min Lease Rate (SF/MO):** \$  
**Leasable SqFt:** 0  
**Leasable Spaces:**  
**Lease Expiration Date:**  
**Max Lease Rate (SF/MO):** \$  
**Avg Mo. Lease:** \$  
**Spaces Leased:**  
**Occupancy Rate:** %

Building Use	Inclusions	Slab Construction	Features	None Possession
Automotive	Land & Improvements	Brick	Other	Negotiable
Bar/Taverns	<b>Lot Size/Acreage</b> 1 Acre to 2.99 Acres	<b>Roof</b> Composition	<b>Ceiling Height/Type</b> 11 to 14 Feet	<b>Showing</b> No Lock Box
Beauty/Barber	<b>Topography</b> Level	<b>Walls</b> Brick	<b>Flooring</b> Concrete	
Building Services	<b>Soil</b> Clay	<b>Street/Utilities</b> City Water	<b>Heating/Cooling</b> No Air No Heat Other	
Food Service	<b>Road Frontage Desc</b> FM Road	<b>Parking/Garage</b> Open and Unassigned Garage	<b>Tenant Pays</b>	
Hotel/Motel	<b>Foundation</b>			
Laundromat				
Medical				
Office				
Other				

**Property Description:** Zoned commercial with 149.70 square deet of frontage this one acre lot has at present a 2 inch water pipe but when TexDot completes the highway in about 2 years both commerial water and electric will be available. Developers jump at the oportunity now the prices can only go up in the near future. TexDot is to start on the widening of 720 from El-Dorado to 380 and there is a possibility a small amount of frontage may go to the State.

**Exclusions:** All equipment presently on the property

**Directions:** On South Side of Highway 720 west of Eldorado cut off to bridge. located right next to Posey Barbaque lodge

**Private Remarks:** TexDot is to start on the widening of 720 from El-Dorado to 380 and there is a possibility a small amount of frontage may go to the State. Commercial Water and Electricity will be added with widening of the Road. This property is very deep and 149.7 feet in frontal property

**Loan Type:** Treat As Clear **Bal:** \$ **Equity:** \$ 0 **Int Rate:** % **Pmt Type:** **Payment:** \$  
**Lender:** **Orig Date:** **2nd Mortg:** No **Possible Short Sale:** No  
**SUB:** 2.5% **BAC:** 2.5% **Var:** No **List Type:** Exclusive Right to Sell/Lease **CDOM:** 0 **DOM:** 0 **LD:** 2/7/2012 **XD:** 12/31/2012  
**LO:** DFWMH01 [DFW Metro Housing](#) (972)625-2612 **Fax:** (214)973-1433 **Brk Lic#:** 0540061  
**LO Addr:** 5912 Heron Cove The Colony, TX 75056 **Off email:** **LO Website:** <http://www.dfwmetrohousing.com>  
**LA:** 0540061 [Colin Rosenthal](#) (214)704-4005 **Fax:** (214)666-3227 **Agent Other:** (214) 704-4005  
**LA Cell:** **LA Voice Mail:** **LA Pager:** **LA Website:** <http://www.dfwmetrohousing.com>  
**Listing Agent 2:** **Listing Agent 2 Contact:**  
**Preferred Title Co:** Fidelity Title **Location:** Prrston Rd. (214) 521-1122

**Call:** Agent **Appt:** (214) 704-4005 X: **Owner Name:** James Putman  
**Keybox #:** none **Keybox Type:** None **Seller Type:** Individual(s) **Occupancy:** Vacant  
**Show Instr:** Land Go and Show anytime **Owner Permission to Video:** Yes



[Statistic for this Zip Code](#)

Prepared By: [Colin Rosenthal / DFW Metro Housing](#)

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