

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	Lot Size/Acreage 1 Acre to 2.99 Acres	Roof Composition	Ceiling Height/Type 11 to 14 Feet	Showing No Lock Box
Beauty/Barber	Topography Level	Walls Brick	Flooring Concrete	
Building Services	Soil Clay	Street/Utilities City Water	Heating/Cooling No Air No Heat Other	
Food Service	Road Frontage Desc FM Road	Parking/Garage Open and Unassigned Garage	Tenant Pays	
Hotel/Motel	Foundation			
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>
LA Email: colin@dfwmetrohousing.com **Listing Agent 2 Contact:**
Listing Agent 2: **Location:** Prrston Rd. (214) 521-1122
Preferred Title Co: Fidelity Title

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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