

## Cross Property Customer Full View

MLS#: **14518684 N**      **Active**      **1101 S Highway 377**      **Pilot Point**      **76258-4354**      LP:      **\$424,900**



Category: <b>Commercial</b>	Type: <b>COM-Sale</b>	Orig LP: <b>\$424,900</b>
Area: <b>31/1</b>		Low: <b>\$139.31</b>
Subdv: <b>Walter Ray Add Sec 2</b>		\$/Gr SqFt: <b>\$139.31</b>
County: <b>Denton</b>	Lake Name:	
Parcel ID: <b>R132072</b>	Plan Dvlpmnt:	
Lot: <b>9</b>	Legal:	<b>WALTER RAY ADDN SEC 2 BLK 1 LOT 9</b>
Block: <b>1</b>	MUD Dst: <b>No</b>	Unexempt Taxes: <b>\$3,970</b>
Multi Prcl: <b>No</b>		
Building SqFt: <b>3,050 / Tax</b>	Yr Built: <b>1964 / Preowned</b>	#Units: <b>1</b>
Gross SqFt: <b>3,050</b>	Zoning: <b>C-2</b>	Stories: <b>1</b>
Lot SqFt: <b>30,013 / Tax</b>	Multiple Zoning: <b>No</b>	Will Subdiv: <b>No</b>
Lot Dimen:	Acres: <b>0.689</b>	
Senior Community Y/N:		



Business Name:	Min Lease Rate(SF/MO):	Max Lease Rate(SF/MO):
Gross Income: <b>\$0</b>	Leasable SqFt: <b>3,050</b>	Average Monthly Lease:
Net Income: <b>\$0</b>	Leasable Spaces:	Spaces Leased:
Annual Expenses: <b>\$0</b>	Lease Expiration Date:	Occupancy Rate:
Income/Expense Src:		

Building Use: <b>Office, Other, Restaurant, Retail</b>	Alarm/Security Type:
Inclusions: <b>Land &amp; Improvements</b>	Ceiling Height/Type: <b>8 to10 Feet</b>
Lot Size/Acreage: <b>.5 Acre to .99 Acre</b>	Flooring: <b>Concrete</b>
Topography:	Heating/Cooling: <b>No Air, No Heat, Other</b>
Road Frontage Desc: <b>U.S. Highway</b>	Green Features:
Foundation: <b>Slab</b>	Green Certification:
Construction: <b>Brick</b>	Tenant Pays: <b>Other</b>
Roof: <b>Composition</b>	Owner Pays:
Walls: <b>Brick, Unfinished</b>	Tot Annual Exp Inc:
Street/Utilities: <b>City Sewer, City Water</b>	Special Notes:
Property Association:	Possession: <b>Negotiable</b>
Parking/Garage: <b>Fenced Open Lot, Other</b>	Showing: <b>Combo Lock Box, Contact Agent</b>
Features: <b>Other</b>	

Property Description: **Opportunity awaits. Great location on HWY 377 in Pilot Point. Property refurbishment began on a restaurant, now you can finish the job.**

Public Driving: **Use GPS**

Directions:

List Office Name: **IRICK REAL ESTATE**      List Agent Name: **CHANCE KIRBY**