

Commercial Detail



SubType

Bus w/ RE

Price

\$900,000.00

MLS number

10089098

Legal	Lots 198, 199 & 219, Block 6, Shadybrook East		
Status	Active	Recent Change	Price Change
Exterior	mixed	I.S.D.	Bullard
LotSqFt	143,531	Acreage	3.29
LandDim	L-Shaped	County	Cherokee
Tax/SCE	\$1,973.75 ('20)	Exemptions	None
City	Bullard	Year Built	1980s
Zip	75757	State	TX Zone
X Street	Bandera	Htng/Cooling	CE Heat/Air
StrndFtr	Very successful plant farm business.		

261		Palo Duro	
RoadTyp	Subdivision	Subdiv	Shadybrook
Avl/Pos	@ Closing		

NarrtveDscrptn

MAJOR IMPROVEMENTS MADE OVER THE PAST YEAR!!! New Structures, etc. A very successful plant farm business, close to Lake Palestine, w/ access to the lake. In addition to the greenhouses there is a 2,355 sq. ft. 2010 manufactured home and a 1,500 sq. ft. shop building. There is also a 240 sq. ft. storage shed. The facility fronts three streets. A qualified prospect will be given access to the business' operating results. Virtually all business equipment, as well as the plant inventory, are included in the sale.

Directions:

From the intersection of F.M. 344 & F.M. 346, S. on 346 for 2.6 miles to left into Shadybrook East. Left at the fork and then right onto Palo Duro for .2 mi.

BusName	Dunford Plant Farm	AirPhoto	Yes	#HtgUnits	3	H/C SqFt	2,355
BusType	Wholesale	PlnsOnFil	No	A/C Type	Central Electric	H/C SF Srce	AD
OrgnzedAs	LLC	Struct#1	Main Home	A/C Cap	Unknown	PriceOfRE	\$850,000.00
YearsInOp	39	Struct#2	Shop Building	#A/CUnits	1	BsInvAvail	Yes
Misc1	Plant Farm	Struct#3	Green Houses	Sprinklrd	No	PrOfBsInv	0
FireDist	No	Struct#4	Storage Shed	Emer Gen	No	BusPPAvl	Yes
PrncipUse	Plant Farm	Struct#5	Propane Tanks	ElcSvcTp	220	PrOfBusPP	0
PrpCndSt	Yes	Struct#6	---	ADA Accs	No	TrdFixAval	Yes
#Buildings	2	Struct#7	---	Sec Sys	Yes	PrOfTrFixt	0
#Stories	1	Struct#8	---	TchReady	Yes	LseExpDate	N/A
Constructn	Steel Frame	Struct#9	---	KitchnFac	Yes	Sublseable	No
Foundatn	Various	Struct#10	---	#MnsRms	1	SgnNoCmp	Yes
ExtWalls	Metal	RoadSurf	Asphalt	#LdsRms	1	FinanclsAv	Yes
Roof	Standing Seam	NrstUSHW	U.S. 175	#PassElvtr	0	AnnHazIns	\$900.00
Floors	Various	NrstIntst	I-20	#FrtElevtr	0	WaterSup	Southern Utilities
ParkingSF	2,000	RRAccess	No	#Escalator	0	AvgWater	\$750.00
#PrkgSpc	10	TotalSF	4,335	Feature#1	Plants	Sewer	Septic
PrkgSurfc	Natural	OfficeSF	200	Feature#2	Green Houses	ElecCo	Co-Op
CovrdPkg	No	RetailSF	0	Feature#3	Propane Tanks	AvgElec	\$250.00
#OHDoors	2	WhrseSF	480	Feature#4	Shop Building	GasCo	None
OHDHgt	8	ManufSF	0	Feature#5	Main Home	AvgGas	0
#Docks	0	OtherSF	0	Feature#6	---	PhoneCo	CenturyLink
#Ramps	0	WhseClrc	0	Feature#7	---	SanSrvc	Private Rural
Misc2	Home	Fencing	None	Feature#8	---	DeedRestr	Yes
LandSize	3.29 Acres	HeatType	Central Electric	Easements	Utility	Minerals	All Owned
PlatOnFile	No	HtngCap	Unknown	EPAIssues	Nine Known		