

Cross Property Agent 360 Property View

2135 Oak Grove Parkway, Little Elm, Texas 75068

Listing

MLS#: **14460700** **Active** [2135 Oak Grove Parkway](#) **Little Elm** **75068** LP: **\$1,661,000**



Category:	Lots & Acreage	Type:	LND-Commercial	Orig LP:	\$1,661,000
Area:	31/4			\$ / Acre:	\$435,615.00
Subdv:	Dm Cule	Lake Name:			
County:	Denton	Plan Dvlpmnt:			
Country:	United States	Legal:	A0226A DMCule TR4 PT, 3.813 ac		
Parcel ID:	R44041	MUD Dst:	No	Unexempt Taxes:	\$8,266
Lot:	Block:				
Multi Prcl:	No				
# of Lots:		Lots Sold Sep:		Lots Sld Pkg:	
Road Frontage:		Feet to Road:		Road Asmt:	
Land SqFt:	166,094 /	Appraiser Name:		\$/Lot SqFt:	\$10.00
Lot Dimen:		Acres:	3.813	Subdivided:	
HOA:	None	HOA Dues:		Will Subdiv:	No
HOA Co:		HOA Co. Phone:		Senior Community Y/N:	
Crop Retire Prog:		# Lakes:		Pasture Acres:	
Land Leased:		# Tanks/Ponds:		Cultivated Acres:	
AG Exemption:	Yes	# Wells:		Bottom Land Acres:	
		# Wtr Meters:		Irrigated Acres:	

[Transaction Desk](#)

School Dist: **Little Elm ISD**
 Elementary School: **Oak Point** Middle School: **Lakeside** High School: **Little Elm**

Lot Description:	Acreage, Corner	Restrictions:	Other
Lot Size/Acreage:	3 Acres to 4.99 Acres	Easements:	Access
Present Use:	Agriculture	Documents:	
Zoning Info:	Office, Other, Retail	Exterior Buildings:	
Development:	City Limits, Streets Installed, Utilities Installed, Zoned	Barn Information:	
Street/Utilities:	All Weather Road, City Sewer, City Water	Common Features:	
Other Utilities:	Electric, Other Utilities	HOA Includes:	
Soil:		Possession:	Closing/Funding

Property Description: **PRIME vacant lot is ZONED LC ideal for retail or office. The lot is the corner entrance into the new Meritage Homes -Enclave at Oak Grove community of approximately 150 homes. The Enclave at Oak Grove to see the beauty of this location! Zoned LC See MLS docs for links Town's Schedule of Uses Table B within the Zoning Ordinance. Location Location Location! GPS to 2135 Oak Grove Parkway, Little Elm, TX 75068. It's just south of the light at Hill & Oak Grove Parkway.**

Public Driving Directions:
 Private Remarks:

SUB: 0%	BAC: 2%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 132	DOM: 132	LD: 10/24/2020	XD: 04/21/2021
LO: LREDK01	RE/MAX Legacy	(972) 317-9586	Fax:			Off Website: www.searchlegacy.com	
LO Addr: 1990 Justin Rd Highland Village, TX 75077			Office Email: admin@rmccdfw.com			Brk Lic#: 9006480	
LA: 0696311	Fran Moore	(940) 391-6990	Fax:			Off Supervisor: Scott Smith	
LA Cell: (940) 391-6990			LA Other:			Off Supervisor License#: 9006480	
LA Email: FranMoore@remax.net			LA Website:			Off Supervisor Phone#:	
LA 2: 0672713	Frederick Goodwin	(214) 491-0372	LA 2 Contact: fredfranrealtors@gmail.com				
Pref Title Co: Fidelity Title Denton			Location: 5118 E University Dr, Denton			940-382-8200	

Call:		Appt:		Owner Name:	See agent
Keybox #:	0000	Keybox Type:	None	Seller Type:	Individual(s)
Show Instr:	Schedule appointment through Showing Time, then go and show. There are no gates.			Occupancy:	



Prepared By: Fran Moore / RE/MAX Legacy on 2021-03-05 10:30

Photos





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