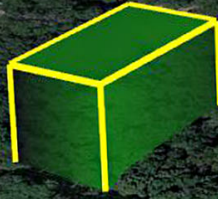


# "0.33-ACRE LOT LOCATED IN BULLARD, TEXAS"



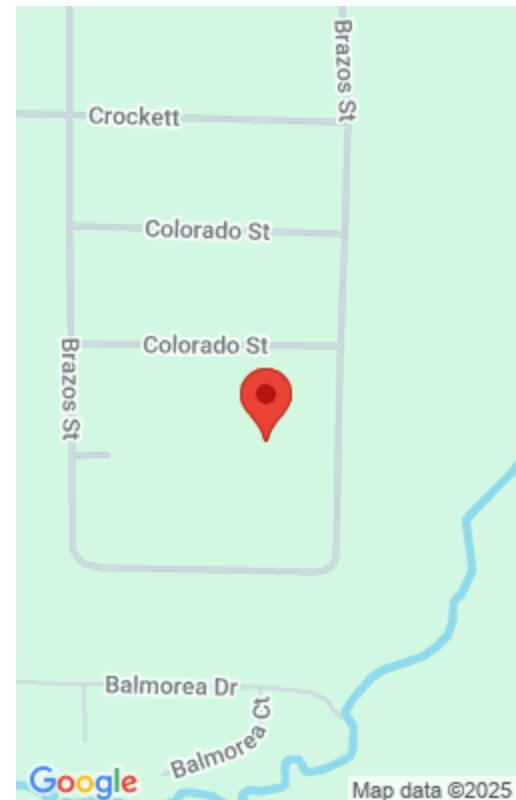
**\$7,498**

**430151000 - 0.33 ACRES - 215 LLANO ST,  
BULLARD, TEXAS 75757**

<https://agtpropertiesusa.com>

- Texas
- Cash Discount Price
- Available

Own This Beautiful 0.33-Acre Lot for as Little as \$200 Down! Build the home of your dreams on this stunning 0.33-acre lot located in the desirable Shadybrook subdivision in Bullard, Texas. This gated residential community offers breathtaking sunsets and a peaceful lifestyle. Located just 2 hours from Dallas and Fort Worth and close to Lake...



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## Basics

**Parcel ID:** 430151000

**Approx Dimensions:** 90' x 160' x 90' x 160'

**State:** Texas

**Type:** Texas

**Size:** 0.33

**County:** Cherokee

**Category:** Cash Discount Price

**Status:** Available

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## Property Details

**Cash Price:** 7498

**Term Option 2:** \$250 down, \$250 for 33 months, for a total price of \$8,500

**Google Map Link:** [Driving Directions](#)

**Northwest Corner:** 32.1104,-95.3936

**Southwest Corner:** 32.11,-95.3937

**Legal Description:** LOT 538 BLK 6 SHADYBROOK EAST 90X160 - BISD

**Terrain:** Level

**Power:** Provided by Cherokee County Cooperative (903) 683-2248

**Sewer:** A Septic Tank is Required

**RV Living:** Not Allowed

**Manufactured Homes:** Allowed

**POA Fees Per Year:** \$289.00

**Road Fee:** \$200.00 Per Owner

**Conveyance:** Warranty Deed

**Term Option 1:** \$200 down, \$200 for 44 months, for a total price of \$9,000

**Term Option 3:** \$350 down, \$350 for 22 months, for a total price of \$8,050

**GPS Coordinates (center) at the road:** 32.11,-95.3935

**Northeast Corner:** 32.1104,-95.3934

**Southeast Corner:** 32.11,-95.3934

**Elevation:** 400'

**Access:** Dirt Road

**Water:** Provided by Southern Utilities (903)566-3511

**Zoning:** Vacant - Residential - Combination Lots

**Mobile Home Living:** Allowed

**POA:** ShadyBrook POA

**Taxes Per Year:** \$81.50

**County Contact Information:** For more information, call Cherokee County Clerk at: (903) 683-2350

