

## 15.98 Acres Commercial in Corsicana



Subject Property



Mini Storage Facility Across Street



Super Wal Mart 1/2 Mile to East



General Retail 1/2 Mile East

15.98 Acres on Hwy 31, approx 1/2 mile west of Super WalMart in Corsicana, TX. Next door to American RV Park. Has approx 5 acre trophy Bass lake. Zoned Commercial in Front, Ag in back. City of Corsicana is flexible on re-zoning to your use. All utilities available. 650 ft of Frontage on Hwy 31.

**\$650,000.00**

128 S. Fordyce Street • Blooming Grove, TX 76626 • Office: 903.695.2978 • Fax: 903.695.2980

 [www.SkyViewBroker.com](http://www.SkyViewBroker.com) 

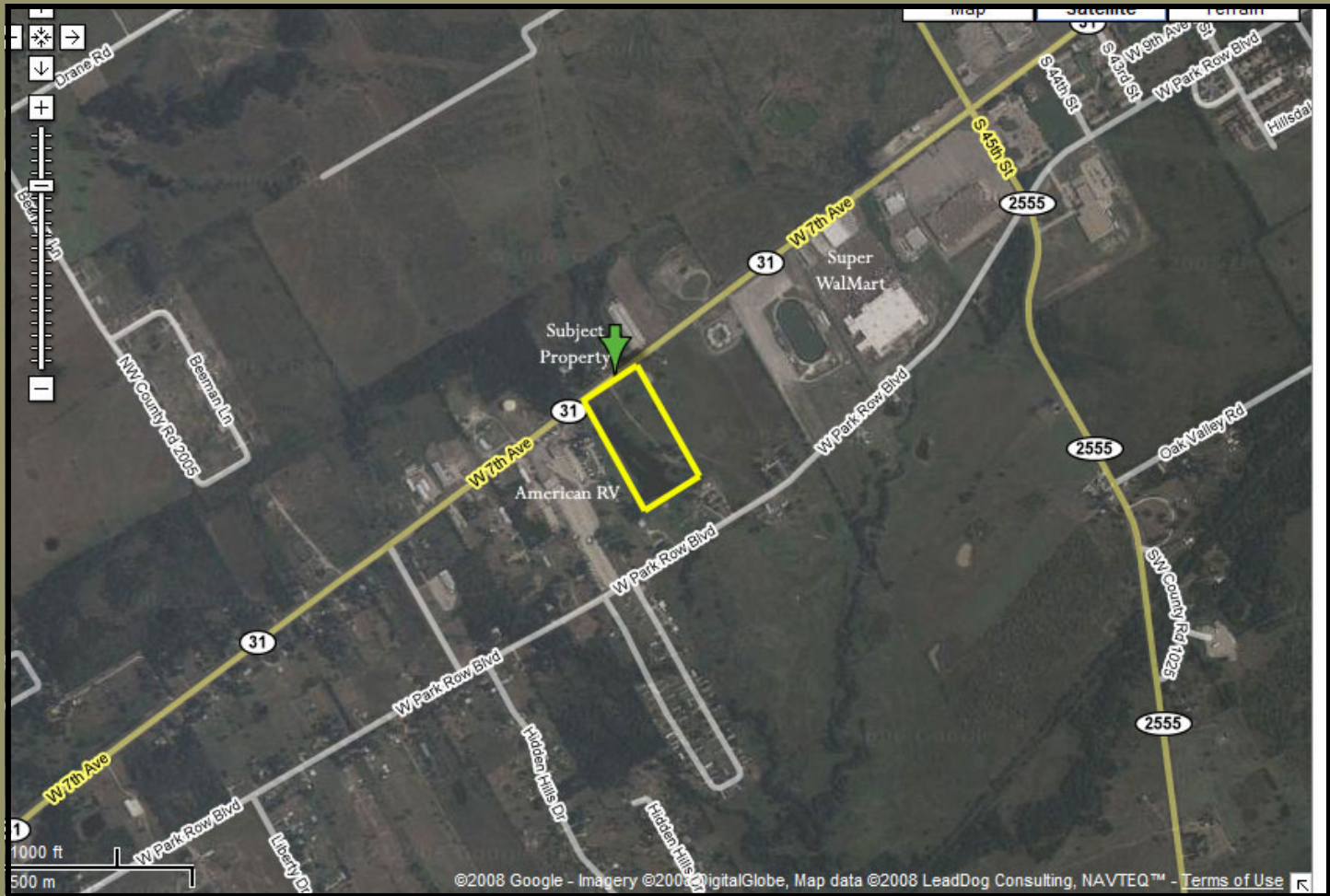
Information contained herein has been obtained from the owner of the property or obtained from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

# Sky View REAL ESTATE

Farm & Ranch, Homes, Commercial,  
Recreation and Investment Properties

Robert Phipps *Broker / Owner*

Cell: 972.351.4710 | Email: RLP2000@airmail.net



128 S. Fordyce Street • Blooming Grove, TX 76626 • Office: 903.695.2978 • Fax: 903.695.2980

[www.SkyViewBroker.com](http://www.SkyViewBroker.com)

Information contained herein has been obtained from the owner of the property or obtained from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

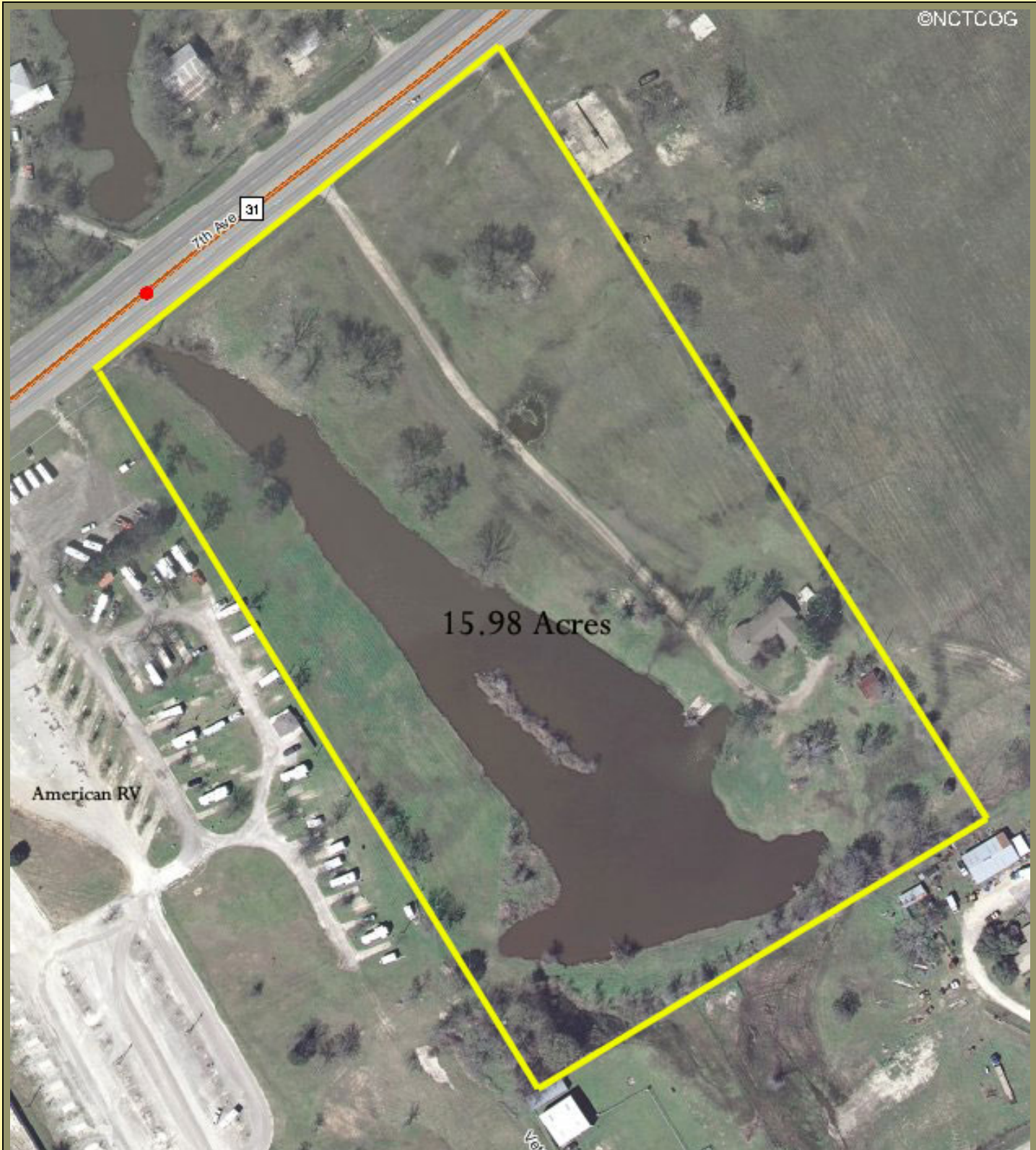
# Sky View REAL ESTATE

Farm & Ranch, Homes, Commercial,  
Recreation and Investment Properties

Robert Phipps *Broker / Owner*

Cell: 972.351.4710 | Email: RLP2000@airmail.net

©NCTCOG



128 S. Fordyce Street • Blooming Grove, TX 76626 • Office: 903.695.2978 • Fax: 903.695.2980

 [www.SkyViewBroker.com](http://www.SkyViewBroker.com) 

Information contained herein has been obtained from the owner of the property or obtained from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

STATE HWY No. 31

(TXDOT VOL. 404, PG. 414)

N53°41'57"E

648.56'

R.O.W. LINE

3/4" IRON PIPE FOUND IN PIPE FENCE BRACE

3/4" IRON PIPE FOUND AT UTILITY POLE

# JOHN RICHARDSON A-7Q2

## 15.98 ACRES

GILBERT W. SUTHERLIN CALLED 16.00 ACRES VOL. 1791, PG. 795 N.C.D.R.

G.H. SUTHERLIN RESIDUE OF CALLED 15.98 ACRES VOL. 722, PG. 286 N.C.D.R.

C.E. VORES, INC. CALLED 16.649 ACRES VOL. 1745, PG. 567 N.C.D.R.

1044.24'

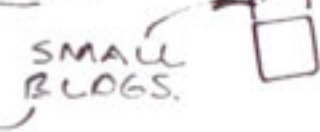
ASSUMED SEWER LINE ALIGNMENT ADDED 11/22/06

POND

STOCK POND APPROX. LOCATION



HOUSE



SMALL BLDGS.

3/4" IRON PIPE FOUND AT CROSS-TIE COR. POST

1115.66'

S30°00'00"E

SCALE: 1"=100'

N30°00'00"W

TREE ON LINE

SEWER MANHOLE

LONE STAR GAS SITE

1/2" IRON ROD SET

S60°00'00"W 644.6'

4" STEEL PIPE FENCE COR.

J. D. BURLISON VOL. 701, PG. 522 N.C.D.R.

GALVIN MURRAY SECOND TRACT VOL. 754, PG. 311 N.C.D.R.



NOTE: UTILITY EASEMENTS SHOWN ON MICRO TITLE G.F. No. N206330 ARE BLANKET AND VAGUE AND DO NOT APPEAR TO AFFECT THIS TRACT OTHER THAN THOSE UTILITIES SHOWN.

### PLAT

15.98 ACRES  
JOHN RICHARDSON SURVEY A-7Q2  
CITY OF CORSICANA  
NAVARRO COUNTY, TEXAS

Being Tract IV and V recorded in Vol. 1791 Pg. 795 Deed Records of Navarro County (N.C.D.R.), also being that called 16.00 acres tract described in the deed recorded in Vol. 722 Pg. 286, N.C.D.R.

Owner: Gilbert W. Sutherlin

The plat hereon represents the facts found from that survey made on the ground under my supervision. Dated June 26, 2006

*Mark D. Haney*

REVISED 11/22/06

Mark D. Haney, R.P.L.S. 5841  
Haney Engineering and Surveying  
P.O. Box 307 (mailing address)  
Mexia, Texas 76667

Copyright - Haney Engineering and Surveying - All Rights Reserved