



INVESTMENT OPPORTUNITY

Located Just North of Downtown Athens
302 North Prairieville Street
Athens, Texas 75751



Offered Exclusively By:
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GENERAL INFORMATION:

- I. **LOCATION:** The subject property is located just north of the downtown square in Athens.

Latitude: 32.206721600000009
Longitude: -95.854783499999996
- II. **ASKING PRICE:** See website for pricing.
- III. **FINANCING:**
 - A. Existing—Treat as Clear
 - B. Terms—
 - 1. Cash
 - 2. Conventional
- IV. **PROPERTY DESCRIPTION:**
 - A. Total Square Footage—Approximately 10,257 square feet per the Henderson County Appraisal District
 - 1. Building #1—Approximately 6,000 sq. ft. currently used for manufacturing space
 - 2. Building #2—
 - a) Approximately 2,232 sq. ft. — Currently used for office space
 - b) Approximately 2,025 sq. ft. — Currently used for warehouse space
 - B. Construction—
 - 1. Metal building with slab foundation
 - 2. Year Built—1955 per the Henderson County Appraisal District
 - 3. Ceiling Height—15' to 20'
- V. **OTHER INFORMATION:**
 - A. Site Size—Approximately 1.459 acres (or dimensions of 292' x 360' x 136' x 431')
 - B. Terrain—
 - 1., Sandy loam soil
 - 2. Mostly level

- C. Road Frontage—
 - 1. Approximately 138' of road frontage on North Palestine Street
 - 2. Approximately 286' of road frontage on North Prairieville Street
- D. Zoning—Commercial per the City of Athens Zoning Code
- E. Traffic Count—Approximately 7,595 per day per the Texas Department of Transportation

VI. TAXES AND TAXING AUTHORITIES:

- A. Henderson County
- B. Athens Independent School District
- C. Total Estimated Taxes—Approximately \$2,156.46 per year without exemptions per the Henderson County Appraisal District

VII. UTILITIES AVAILABLE:

- A. Electric—Oncor Electric (888-313-6862)
- B. Water and Sewer—City of Athens (903-677-6621)
- C. Telephone—Brightspeed (844-595-0525)
- D. Cable/Internet—Optimum (877-694-9474)
- E. Gas—Atmos (888-286-6700)

****Note: Listing Agent does not warrant the availability of utilities. Listing Agent advises any Prospective Buyer to verify the availability of utilities with the various utility companies.***

VIII. REMARKS:

Great location! With all of the development of downtown Athens, this property provides an excellent business opportunity with its close proximity to the town square. You can access the property from North Palestine Street and North Prairieville Street.

*****Note: This material is based upon information which we consider reliable, but because it has been provided by third parties, we cannot represent that it is accurate or complete and should not be relied upon as such. This offering is subject to errors, omissions, change of price or withdrawal.***







