

# POTENTIAL, POTENTIAL, POTENTIAL

## 8.03 ACRES, FM 1616

## ATHENS, TEXAS 75751



Located across the street from the Athens Industrial Park and Elder Dodge, this property is surrounded by diverse zoning (Industrial, multi-family, commercial, agricultural) and is full of opportunity for a range of uses.



## GENERAL INFORMATION AND FEATURES:

- I. **LOCATION:** The subject property is located on FM 1616 in Athens near the intersection of FM 1616 and Loop 7.
  - A. **Directions:** From the Athens town square, take East Tyler Street (aka Texas Highway 31) to FM 1616. Turn left on FM 1616 and the property is on the right approximately 1,000' from the intersection of FM 1616 and Texas Highway 31 East (aka East Tyler Street). Look for a sign.
  - B. **GPS Coordinates:**
    - 1. Latitude 32.221240000000002
    - 2. Longitude -95.822905000000006
- II. **ASKING PRICE:** See website for pricing.
- III. **FINANCING:**
  - A. **Terms—**
    - 1. Cash
    - 2. Conventional
  - B. Existing—Treat as clear
- IV. **PROPERTY DESCRIPTION:**
  - 1. Lot Size—Approximately 8.03 acres per the Henderson County Appraisal District
  - 2. Terrain—Gently rolling, approximately 65% open and 35% wooded, rectangular in shape and fenced with barbwire fencing.
  - 3. Road Frontage—Approximately 615' on FM 1616
  - 4. Zoning—Property is currently zoned “agricultural” per the City of Athens Zoning Code. The property is surrounded by various zoning including commercial, industrial, multi-family and residential.
  - 5. Traffic Count—Approximately 4,276 per day per the Texas Department of Transportation
- V. **UTILITIES AVAILABLE:**
  - A. Water, Sewer and Trash—City of Athens (903-677-6621). Water and sewer are in area, but are not on the property. See Listing Broker for more information or call the City of Athens.
  - B. Electric—Oncor (888-313-6862)
  - C. Telephone—Brightspeed (844-595-0525)
  - D. Internet—Optimum (877-694-9474)

***\*Note: Broker does not warrant utilities. Broker advises any prospective Buyer to verify availability of utilities with various utility companies.***

**VI. TAXING AUTHORITIES AND TAXES:**

- A. Henderson County
- B. City of Athens
- C. Athens Independent School District
- D. Estimated Taxes—Approximately \$118.53 per year with exemptions per the Henderson County Appraisal District).

***Note: The property currently has an ag exemption in place.***

**VII. MINERALS:**

- A. Oil and Gas Minerals—Owner to reserve all oil, gas and other minerals not previously reserved or conveyed by Seller's predecessors in title.
- B. Surface Minerals—100% of all surface minerals owned to be conveyed. Surface minerals including but not limited to clay, lignite, iron ore, top soil, sulfur or any mineral which if mined is done by surface mining operations.

**VIII. REMARKS:**

The property is approximately 65% open with gently rolling terrain, sandy loam soil and small spring found on north side of the property.

To view a drone video of this property, please visit our website at [www.stevegrant.com](http://www.stevegrant.com) or go to <https://youtu.be/4RZKqZULYwA>.

***\*\* Note: This material is based upon information which we, Steve Grant Real Estate LLC, consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, change of price or withdrawal without notice. Texas law requires all licensees to provide the Texas Real Estate Commission Information About Brokerage Services and the Texas Real Estate Commission Consumer Protection Notice, which can be found at [www.stevegrant.com](http://www.stevegrant.com).***





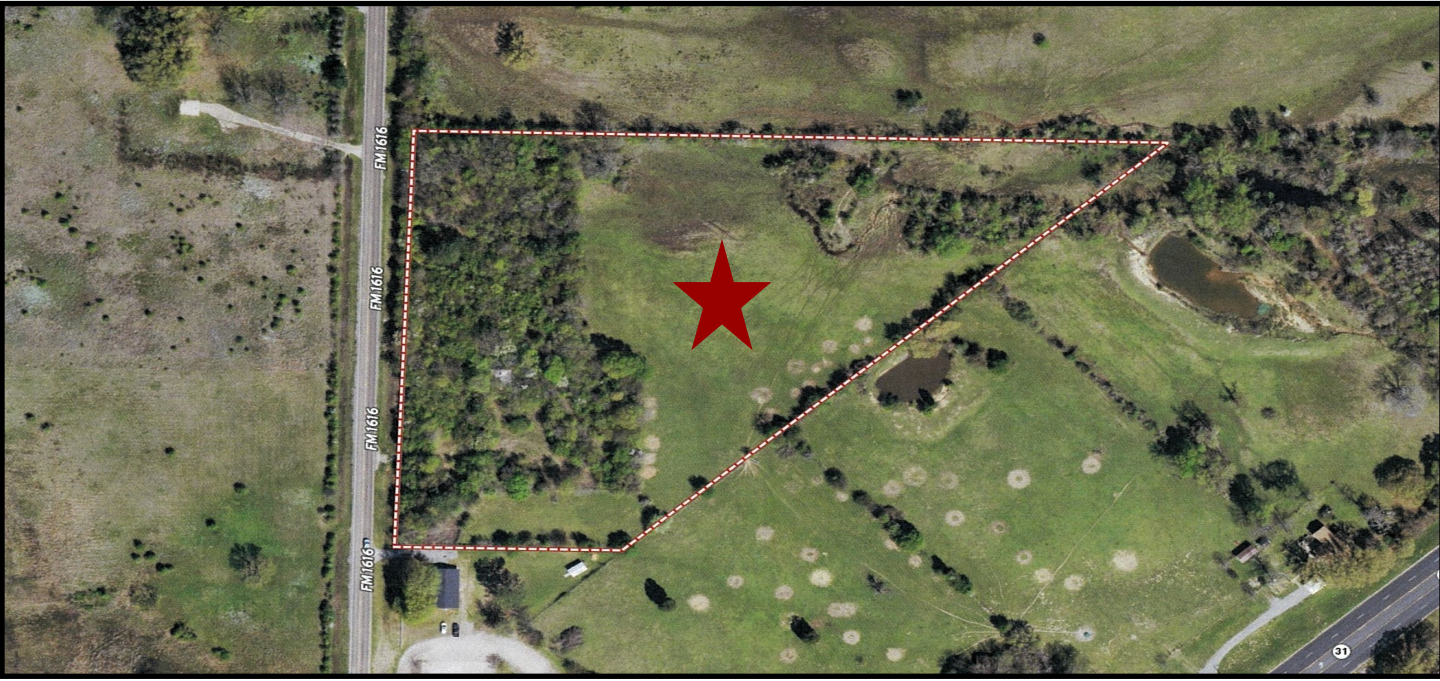
Approximate Boundary Line



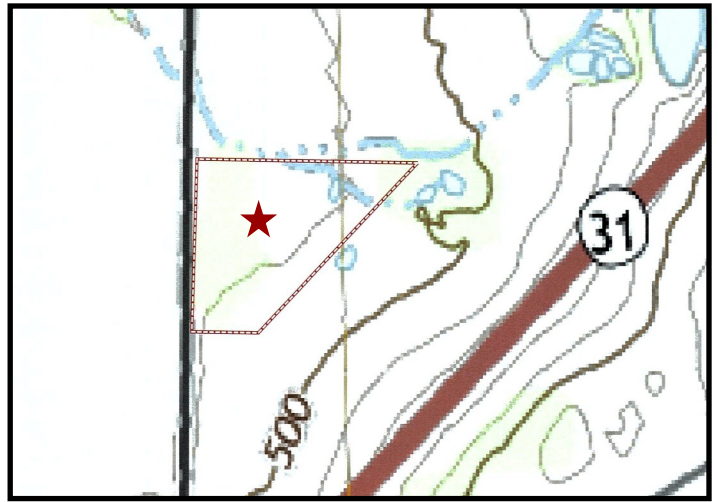
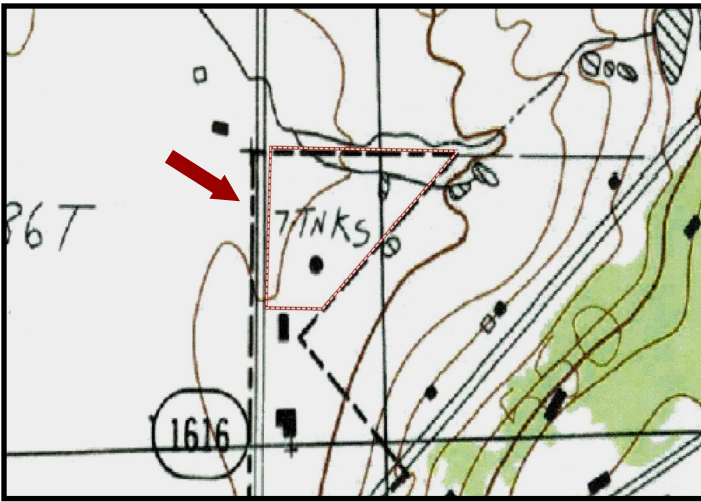












City of Athens  
Zoning Map  
(Star Indicates  
Location  
of Subject  
Property)

