

PRIME COMMERCIAL OPPORTUNITY

Approximately 2 +/- Acres

TBD Highway 31 East

Athens, Texas 75751



GENERAL INFORMATION:

- I. **LOCATION:** The subject property is located just east of Athens on Highway 31.
- A. Directions—From Athens, travel approximately 2.5 miles on Highway 31 E. The property will be on the left.
- B. GPS Coordinates—
1. Latitude 32.2204290000000003
 2. Longitude -95.819857999999996
- II. **ASKING PRICE:** See website for pricing.
- III. **PROPERTY DESCRIPTION:**
- A. Improvements—None.
- B. Site Size—Approximately 2 +/- acres
- C. Road Frontage—Approximately 250' of road frontage on Highway 31 East
- D. Zoning—Commercial per the City of Athens Zoning Code
- E. Traffic Count—Approximately 13,621 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 \$1,219.29 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)

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

VIII. **REMARKS:**

This exceptional 2-acre commercial lot offers a unique opportunity for investors and developers seeking to capitalize on a prime location.

***** 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.***



