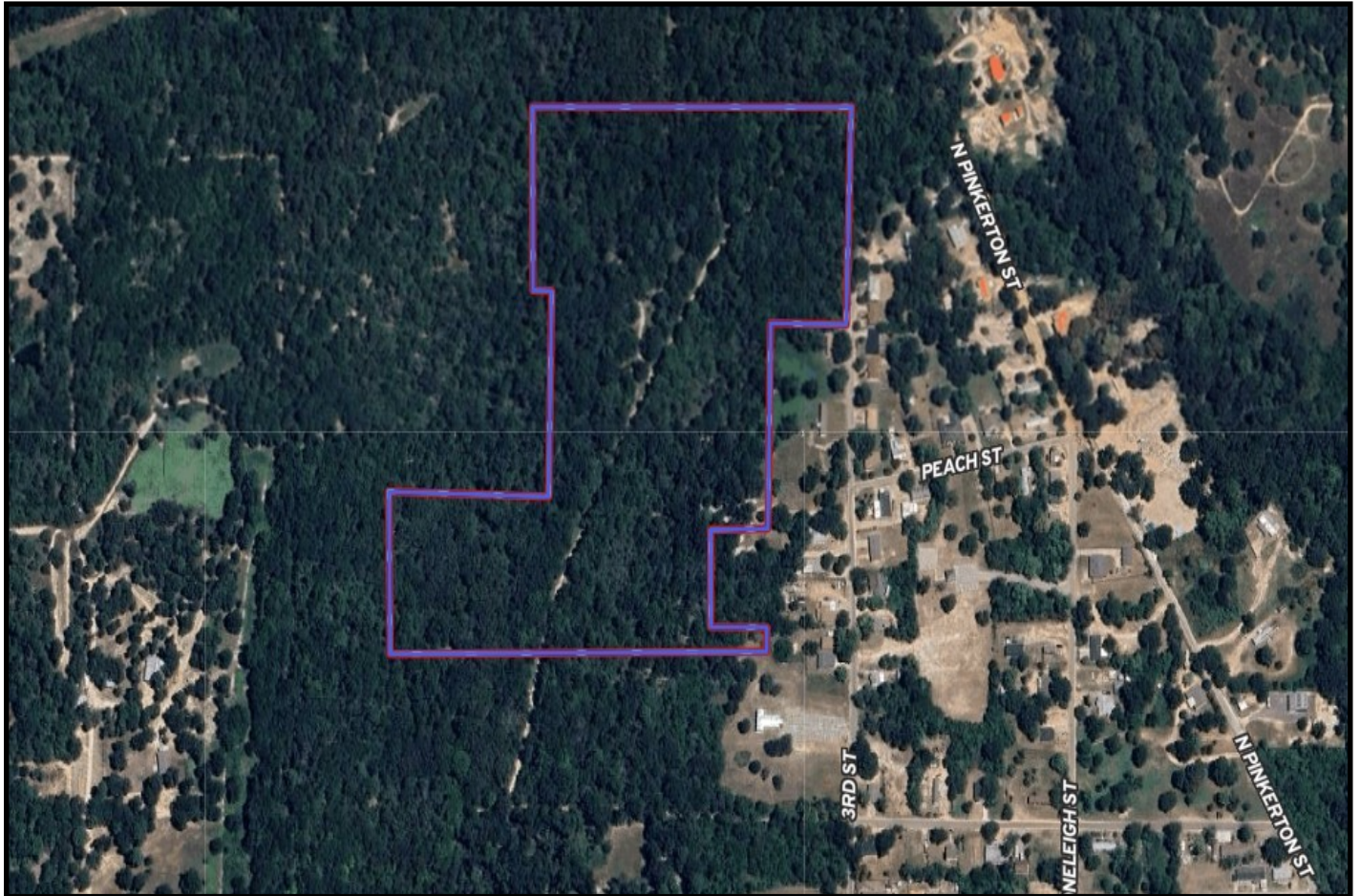


**PROPERTY INFORMATION BROCHURE ON:
APPROXIMATELY 25 ACRES
LOCATED IN THE B. C. WALTERS SURVEY A-797
LOCATED ON THIRD STREET
ATHENS, HENDERSON COUNTY, TEXAS 75751**



**STEVE GRANT
REAL ESTATE LLC**

Offered Exclusively By:
STEVE GRANT REAL ESTATE LLC
STEVE GRANT, LISTING BROKER
406 East Corsicana Street / P.O. Box 350
Athens, Texas 75751
(903)675-3503, Office / (903)677-7825, Cell
Website - www.SteveGrant.com
Email - SteveGrant@SteveGrant.com

**GENERAL INFORMATION ON:
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- I. **LOCATION:** The subject property is located on Third Street in Athens.
- A. Directions—From Athens square, take N. Palestine Street to Edmonson. Turn left on Edmonson, then take a right on N. Pinkerton Street. Turn left on Peach Street and the property at the intersection of Peach Street and Third Street. See survey/plat included herein.
- B. GPS Coordinates—
1. Latitude 32.216847000000001
 2. Longitude -95.862367000000006
- II. **ASKING PRICE:** See website for pricing.
- III. **FINANCING INFORMATION:**
- A. Existing—Treat as clear
- B. Terms—
1. Cash
 2. Third-Party Financing
- IV. **PROPERTY DESCRIPTION:**
- A. Improvement—Vacant land. There are no improvements located on this property.
- B. Terrain—
1. Soil—Sandy loam soil
 2. Rolling/Hilly/Flat—Rolling
 3. Open or Wooded—Approximately 80% wooded
 4. % in Production—None
- C. Road Frontage on Third Street
- D. Water Source—
1. City of Athens is in the area.
 2. Lake, Creek, Pond—There is a creek that bisects the property.
- V. **OTHER INFORMATION:**
- A. Utilities Available—
1. Electric—Oncor ((888-313-6862)
 2. Water, Sewer & Trash—City of Athens at property (903-677-6621)
 3. Internet—Optimum (877-694-9474)
 4. Telephone—Brightspeed (844-595-0525)
 5. Natural Gas—Atmos Gas (888-286-6700)

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

- B. Restrictions—Subject to any restrictions of record.
- C. Easements—
 - 1. City of Athens sewer line crosses the property.
 - 2. Subject to any visible and apparent easements and any easements of record including, but not limited to two electrical transmission lines.
- D. Zoning—
 - 1. MF-5 (Multi-Family)
 - 2. A (Ag)
- E. Economic Incentives—See Broker regarding possible development incentives provided by the City of Athens and the Athens Economic Development Corporation (AEDC).

VI. TAXES AND TAXING AUTHORITIES:

- A. Henderson County
- B. Athens Independent School District
- C. Estimated Taxes—Approximately \$285.62 per year without exemptions per the Henderson County Appraisal District

****Note: Property does not currently have any exemptions. Any Prospective Buyer is advised to consult with the Henderson County Appraisal District regarding possible exemptions.***

VII. MINERALS:

- A. Oil, Gas and Other Minerals—Owner to reserve all oil, gas and other minerals not previously reserved or conveyed by Seller's predecessors in title with the right of ingress and egress to explore for same.
- B. Surface Minerals—100% of surface minerals owned by to be conveyed. Surface minerals include but not limited to clay, lignite, iron ore, top soil, sulphur or any minerals which if mined is done be surface mining operations.

VIII. REMARKS:

DEVELOPMENT POTENTIAL - Great opportunity for development. The property is zoned "MF-5" (Multi-Family) and "A" (Agricultural) with road frontage on Third Street and water, sewer, and power on the property.

*****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.***



SCALE 1" = 160'

PLAT OF SURVEY

LEGAL DESCRIPTION OF LAND: All that certain lot, tract or parcel of land situated in Henderson County, State of Texas, on the B. C. Walters League, A-797, and being a part of the called 32.771 acre tract conveyed to Bible Way Family Baptist Church, by First United Methodist Church, by GTR Deed dated January 9, 1997, and recorded in Volume 1732, Page 108, of the Henderson County Real Property Records. Said lot, tract or parcel of land being more particularly described by metes and bounds attached hereto.

B.C. WALTERS LEAGUE, A-797
HENDERSON COUNTY, TEXAS

I, Gerald A. Carter, Registered Professional Land Surveyor No. 1935, do hereby certify that the PLAT shown herein accurately represents the results of an on the ground survey made under my direction and supervision during the month of August, 2010, and all corners are as shown hereon and this survey is made in accordance with the STANDARDS FOR LAND SURVEYS of the TEXAS BOARD OF PROFESSIONAL LAND SURVEYING as revised in November, 2009 and will meet the accuracy requirements as set out in RULE 683.15, as defined therein.

Gerald A. Carter
Gerald A. Carter, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1935
GERALD A. CARTER AND ASSOCIATES LAND SURVEYORS
890 WEST CORDOBA STREET, SUITE 4
ATHENS, TEXAS 75751
903-675-7346

SURVEY FOR: ATHENS ISD



5/8" IRF
REF. FNC. COR. 500°49'59"W 1.00'
FD. MKD. 12" P.O. 170°W 10.35'
FD. MKD. 10" P.O. 533°E 15.40'

CHARLES DAVIS 13.00 AC VOL. V PG. 797 H.C.D.R.

CALL BRG. 100°49'55"E
ACT 100°49'55"E 400.10'

CALL AND ACT 507°58'00"E

440.87'

5/8" IRF

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