

DEVELOPMENT POTENTIAL

610 OLD TYLER HIGHWAY

ATHENS, TEXAS 75751



GENERAL INFORMATION

- I. **LOCATION:** The subject property is approximately 6.977 prime development property located adjacent to Walmart and residential development area. Zoned “Commercial” and “Single Family” by the City of Athens, the property is right in the middle of a hot bed of active and proposed residential development.
 - A. **Directions:** From the Athens town square, take E. Tyler Street past Walmart. Turn left on Old Tyler Highway and the property is on the left approximately 1.4 mile.
 - B. **GPS Coordinates:**
 - 1. Latitude 32.213104399999999
 - 2. Longitude -95.832371999999992
- II. **ASKING PRICE:** See website for pricing.
- III. **PROPERTY DESCRIPTION:**
 - A. **Site**—Approximately 6.977 acres, approximately 80% wooded and 20% open with sheds
 - B. **Improvements**—Three bedroom, one bath home. ***Note—The home is being sold “as is, where is” without warranty, Little value is given to the existing home.***
 - 1. Home was constructed prior to 1978 with brick and stone construction with a metal roof and a slab foundation.
 - C. **Road Frontage**—Approximately 410’ on Old Tyler Highway
 - D. **Zoning**— “C” Commercial and “SF-5” Single Family Residential
 - E. **Utilities Available**—
 - 1. Electric—Oncor (888-313-6862)
 - 2. Gas—Atmos (888-286-6700)
 - 3. Water, Sewer and Trash—City of Athens (903-677-6621)
 - 4. Telephone—Brightspeed (844-595-0525)
 - 5. Cable/Internet—Optimum (877-694-9474)

Note: For existing capacity for dwelling, please contact Randy Williams at the City of Athens Utility District at (903)675-8035.

- F. Easements—Subject to any visible and apparent easements and any easements of record.

IV. **TAXES AND TAXING AUTHORITIES:**

- A. Henderson County
- B. Athens Independent School District
- C. Estimated Taxes—Approximately \$6,752.96 per year without exemptions per the Henderson County Appraisal District

V. **OTHER INFORMATION:**

- A. Development Incentives—Contact the Athens Economic Development Corporation for information on possible development incentives for the City of Athens.

***** 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.***



