

# 107 AARON STREET ATHENS, TEXAS 75751



**PROPERTY INFORMATION BROCHURE ON:  
107 Aaron Street, Athens, TX 75751**

Location: Lot 9 Block 1 in West Hylands Addition known as 107 Aaron St, Athens, TX 75751.

- A. Directions: From Athens, head west on E. Corsicana Street, turn left on Aaron Street, property on left at Aaron Street and McGee Street.

II. **See website for pricing**

III. Financing Information:

- A. Existing—Treat as clear  
B. Terms—  
1. Cash  
2. Conventional

IV. Property Description:

- A. Improvements —

Main Dwelling - Great opportunity to own a commercial property right off heavily traveled HWY 31/W. Corsicana Street. This approx. 3028 sqft building sits on an approx. .43 acre lot and was most recently used as a church. With frontage on both Aaron and McGee Street, this property can hold a variety of uses such as a church, office space, and more. Property features include central AC, gas heat, two bathrooms, offices, plenty of storage, and more. Come add your personal touch to this property to really make it shine!

- B. Terrain-  
1. Soil—Sandy loam  
C. Water Source  
1. City of Athens  
D. Other Information —  
1. Sewer — City of Athens  
2. Telephone — CenturyLink  
3. Electric — ONCOR  
4. Gas — Atmos Energy

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

6. Easements—Subject to all visible and apparent easements and any easements of record.  
7. Restrictions—Subject to any restrictions of record

V. Taxing Authority and Taxes:

- A. Henderson County  
B. Athens Independent School District

VI. 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.  
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, Sulphur or any mineral which if mined is done by surface mining operations.

***\*\* NOTE: This material is based upon information which we 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.***





## OTHER FEATURES INCLUDE:

- Onsite parking
- 3,028 square feet per HCAD
- Currently no taxes due to it being a church
- Central Electric Air and Gas Heat
- Brick with pier and beam foundation
- Athens Independent School District
- Carpet and vinyl floors throughout
- Metal roof
- Two bathrooms
- Road frontage on Aaron and McGee Street
- Approximately .43 acres
- City water and sewer

