

**PROPERTY INFORMATION BROCHURE ON:
APPROXIMATELY 3.6730 ACRES AND IMPROVEMENTS
LOCATED IN THE B. C. WALTERS SURVEY A-797
BEING OTHERWISE KNOWN AS
6331 STATE HIGHWAY 19 N
ATHENS, HENDERSON COUNTY, TEXAS 75752**



GENERAL INFORMATION:

- I. **ASKING PRICE:** See website for pricing.
- II. **BUILDING DESCRIPTION:**
 - A. Construction—
 - 1. Square Footage—Approximately 9,400 square feet per the Owner
 - 2. Steel building with metal siding on a slab foundation
 - 3. Age—Originally constructed in 1976 containing approximately 3,200 square feet per the Henderson County Appraisal District. Approximately 6,400 square feet of retail space was constructed in 2015.
 - 4. The building is an open space building with approximately 400 square feet of office and three restrooms.
 - 5. Five (5) dock high doors and one grade level door. One dock high door has an 18-wheeler tractor/trailer permanently attached for extra storage. 18-wheeler tractor/trailer remains with the sale of the property.
 - B. Utilities—
 - 1. Electric—Oncor (888-313-6862)
 - 2. Water—Bethel Ash Water Supply Corporation (903-675-8466)
 - 3. Well—Deep well on site, but not in operation. Owner makes no warranty or guarantee as to the status of the well, potable water or the availability of water through the well.
 - 4. Sewer—Septic system
 - 5. Telephone—Brightspeed (844-595-0525)
 - 6. Cable/Internet—Optimum (877-694-9474)
 - C. Equipment and Systems—
 - 1. Central air/heat for entire building.
 - a. Central Air—Electric
 - b. Central Heat—Propane
 - 2. Electric—220v/100v
 - D. Parking and Access—
 - 1. The property has two gated entrances on State Highway 19.
 - 2. Asphalt parking located on the north, west and south sides of the improvements.
 - 3. The entire property is fenced by chain link and barbwire fencing.
 - E. Building Use—
 - 1. The building is currently used for a grocery/general storage business owned by the Seller. Part of the building is used as a warehouse and a large portion of the building is used for retail use.
 - a. This sale does not include the existing business, any business personal property or any non-realty items.
 - b. If desired, the business could be sold with the site and improvements. See Broker for details.
 - F. Other Improvements—Covered portable storage shed.

III. **SITE DESCRIPTION:**

- A. Site Size—Approximately 3.6730 acres (or dimensions of 396' x 400')
- B. Terrain—Sandy loam soil
- C. Road Frontage—Approximately 396' of frontage on State Highway 19 North
- D. Traffic Count—Approximately 6,934 per day per the Texas Department of Transportation
- E. Zoning—None

IV. **TAXES AND TAXING AUTHORITIES:**

- A. Henderson County
- B. Athens Independent School District
- C. Total Estimated Taxes—Approximately \$2,988.00 per year per the Henderson County Appraisal District.

****Note—See Broker for information on possible tax increase.***

*****Note—The property is located outside the Athens City Limits; therefore, the property does not have City of Athens taxes.***

V. **OTHER INFORMATION:**

- A. Restrictions—Subject to any restrictions of record.
- B. Easements—Subject to any visible and apparent easements and any easements of record.
- C. Billboard—The property has a personal billboard sign which provides \$2,400.00 per year in revenue for the site.

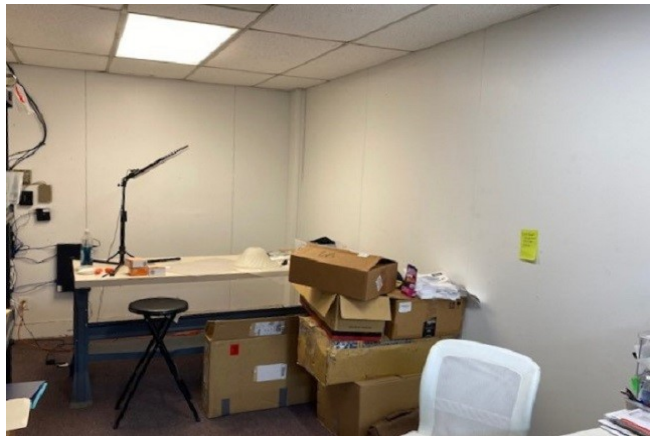
VI. **REMARKS:**

Very diverse building that can be adapted for retail, warehouse or industrial uses.

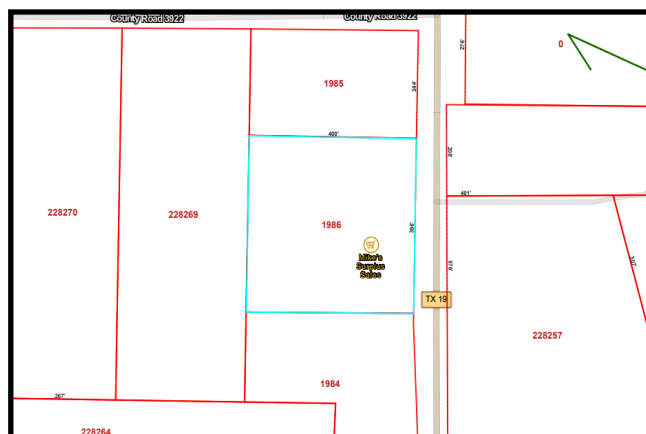
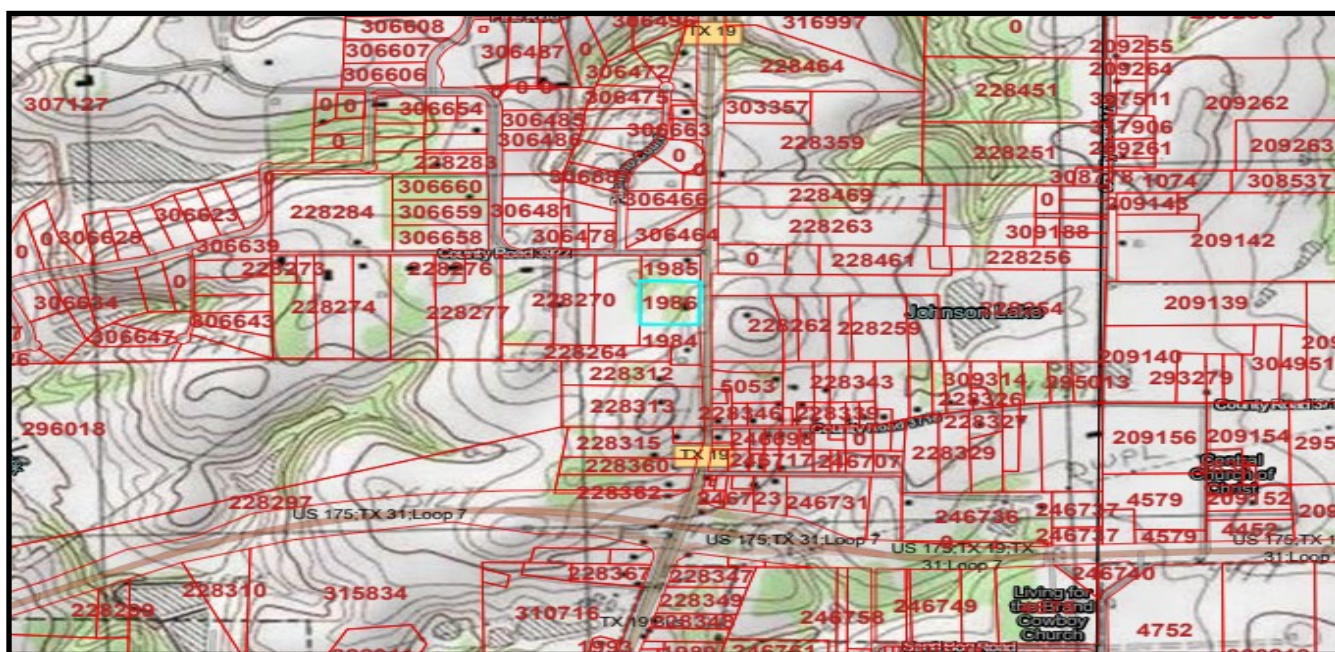
Building was originally used as a 3,200 square foot distribution center for a trucking company.

*****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 with drawal 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.***











DIRECTIONS—

From Athens town square, take Texas Highway 19 N past Loop 7. The property is on the left (west side of Texas Highway 19 N) approximately 1/4 mile north of the Loop 7 and Texas Highway 19 N intersection.

GPS COORDINATES—

Latitude: 32.233015000000002

Longitude: -95.852895000000004

