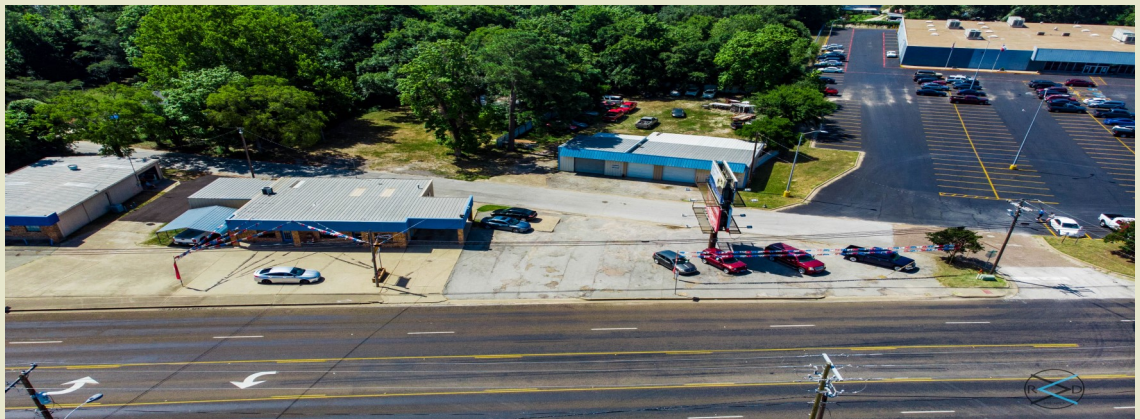


COMMERCIAL OPPORTUNITY

Located Just West of Downtown Athens

811 West Corsicana Street

Athens, Texas 75751



GENERAL INFORMATION:

- I. **LOCATION:** The subject property is located one west of the downtown square in Athens.

- II. **ASKING PRICE:** See website for pricing.

- III. **FINANCING:**
 - A. Existing—Treat as Clear
 - B. Terms—
 - 1. Cash
 - 2. Conventional

- IV. **PROPERTY DESCRIPTION:**
 - A. Total Square Footage—Approximately 2,640 square feet per the Henderson County Appraisal District
 - B. Building Use—
 - 1. Approximately 1,500 sq. ft.— Currently used for office space
 - 2. Approximately 1,640 sq. ft.— Currently used as warehouse space
 - C. Construction—
 - 1. Brick building with slab foundation, aluminum roof and floor drains
 - 2. Year Built—1991 per the Henderson County Appraisal District
 - 3. Private restroom
 - 4. Central air (electric) and central air (gas)
 - 5. Security system

- V. **OTHER INFORMATION:**
 - A. Site Size—Approximately .1930 acre corner lot
 - B. Terrain—
 - 1. Sandy loam soil
 - 2. Mostly level
 - C. Road Frontage—Approximately 179' of road frontage
 - D. Parking—Concrete parking lot with approximately 10-20 spaces

- D. Zoning—Commercial per the City of Athens Zoning Code
- E. Traffic Count—Approximately 7,795 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 \$1,094.58 per year without exemptions per the Henderson County Appraisal District

VII. UTILITIES AVAILABLE:

- A. Electric—TXU Energy (866-898-4968)
- B. Water and Sewer—City of Athens (903-677-6621)
- C. Telephone—Brightspeed (844-595-0525)
- D. Cable/Internet—Optimum (877-694-9474)
- E. Gas—Atmos (888-286-6700)

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

VIII. REMARKS:

This commercial opportunity offers unparalleled opportunity for business seekers. With so much flexible square footage, this property is an ideal choice for a wide range of commercial ventures.

*****Note: This material is based upon information which we consider reliable, but because it has been provided by third parties, we cannot represent that it is accurate or complete and should not be relied upon as such. This offering is subject to errors, omissions, change of price or withdrawal.***



