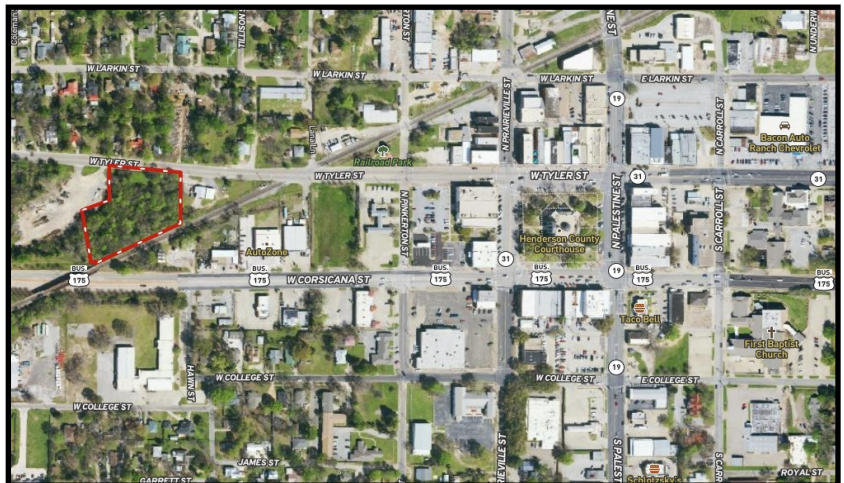


**PROPERTY INFORMATION BROCHURE ON:
APPROXIMATELY 2.056 ACRES
BEING OTHERWISE KNOWN AS
TBD WEST TYLER STREET
ATHENS, HENDERSON COUNTY, TEXAS 75751**



Zoned "Commercial" per the City of Athens. This property has much potential for use or location of a storage facility, light manufacturing, retail business or office/warehouse. This property is located just 2.5 blocks from the Henderson County Courthouse.



**PROPERTY INFORMATION BROCHURE ON:
APPROXIMATELY 2.056 ACRES
BEING OTHERWISE KNOWN AS
TBD WEST TYLER STREET
ATHENS, HENDERSON COUNTY, TEXAS 75751**

- I. **LOCATION:** The subject property is located at the corner of Edmonson and N. Wofford Street.
- A. Directions — From the Henderson County Courthouse on the Athens town square, go west on Tyler Street approximately 2.5 blocks and the property will be on the left.
- B. GPS Coordinates —
1. Latitude: 32.205092000000000
 2. Longitude: -95.859369000000001
- II. **ASKING PRICE:** See website for pricing.
- III. **FINANCING INFORMATION:**
- A. Existing—Clear
- B. Terms—
1. Cash
 2. Conventional
- IV. **PROPERTY DESCRIPTION:**
- A. Site Size- — Approximately 2.056 acres (See Survey Plat). No improvements.
- B. Road Frontage — Approximately 282.89' of road frontage on W. Tyler Street
- C. Union Pacific Railway Frontage — Approximately 423' of railway frontage
- D. Zoning— “Commercial” with multiple uses (per the City of Athens)
- E. Taxing Authorities and Taxes —
1. Henderson County
 2. City of Athens
 3. Athens Municipal Water Authority
 4. Athens Independent School District
 5. Trinity Valley Community College
 6. Total Estimated Taxes — Approximately \$1,421.68 per year without exemptions per the Henderson County Appraisal District.
- Note: Prospective Buyer is hereby given notice that the property could be subject to a Roll Back tax and Broker advises any prospective Buyer to consult the Henderson County Appraisal District.***
- F. Utilities —
1. Electric — Oncor (888-313-6862)
 2. Gas — Atmos Gas (888-286-6700)
 3. Water and Sewer — City of Athens (903-677-6166)
 4. Phone and/or Internet — Brightspeed (844-595-05250)
 5. Cable and/or Internet— Optimum (877-694-9474)

- G. Other Information—
1. Easements — Subject to all visible and apparent easements and any easements of record including sewer line easement.
 2. Restrictions— Subject to any restrictions of record.

V. **MINERALS:**

- A. Oil and Gas 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, sulfur or any mineral which if mined is done by surface mining operations.

***** 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.***



Line of Directional Control
 based upon GPS Observation
 had 89, State Plane Zone 2,
 Zone 6551, FIPS 4802,
 Texas-North Central



Note: There may be additional Easements or Encumbrances affecting this tract that are not shown hereon.

HEARN SURVEYING ASSOCIATES

Firm Number: 10019900
 108 W. Tyler St.
 Athens, Tx. 75751-2045
 (903) 675-2858
800-432-7670

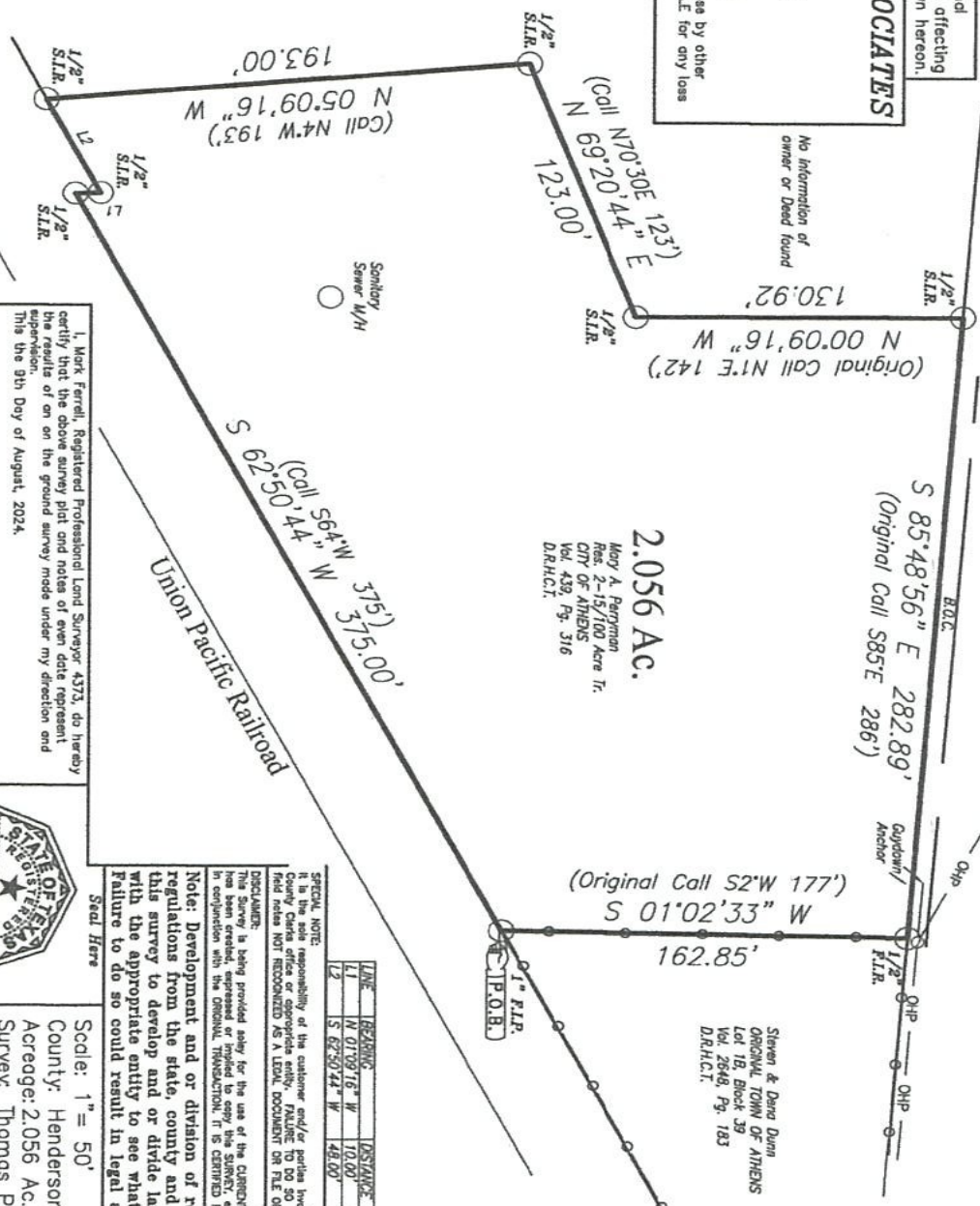
Use or reproduction of this Survey for any purpose by other parties is PROHIBITED. Surveyor is NOT RESPONSIBLE for any loss resulting therefrom.

No information of owner or Deed found

No information of owner or Deed found

Legend

- I.C.V. = Irrigation Control Valve
- P.O.C. = Point of Commencement
- B.C.S. = Buried Cable Sign
- U/G = Underground Electric
- W/M = Water Meter
- F.I.R. = Found Iron Rod
- S.I.R. = Set Iron Rod
- TEL. = Telephone
- A/C = Air Conditioner
- C/O = Cleanout
- //-- = Wood Fence
- O-O- = Chainlink Fence
- X-X- = Barbwire Fence
- OHP- = Powerline



2.056 Ac.
 Mary A. Perryman
 Res. 2-15/100 Acre Tr.
 CITY OF ATHENS
 Vol. 439, Pg. 316
 D.R.H.C.T.

Steven & Dana Dunn
 ORIGINAL TOWN OF ATHENS
 Lot 1B, Block 33
 Vol. 2648, Pg. 183
 D.R.H.C.T.

LINE	BEARING	DISTANCE	REMARKS
1	N 01°09'16" W	10.00'	(Call North 10')
2	S 62°50'44" W	48.00'	(Call S64°W 48')

GENERAL NOTE:
 It is the sole responsibility of the customer and/or parties involved to file this Survey with the County Clerk's office or appropriate entity. FAILURE TO DO SO may result in this Survey and/or field notes NOT RECOGNIZED AS A LEGAL DOCUMENT OR FILE OF RECORD.

DISCLAIMER:
 This Survey is being provided solely for the use of the CLIENT'S PARTIES. No License has been created, expressed or implied to copy this SURVEY, except on a necessary basis in conjunction with the ORIGINAL TRANSACTION. It is CERTIFIED FOR THIS TRANSACTION ONLY.

Note: Development and or division of real estate has regulations from the state, county and city. Anyone using this survey to develop and or divide land should consult with the appropriate entity to see what regulations apply. Failure to do so could result in legal action being taken.

Seal Here

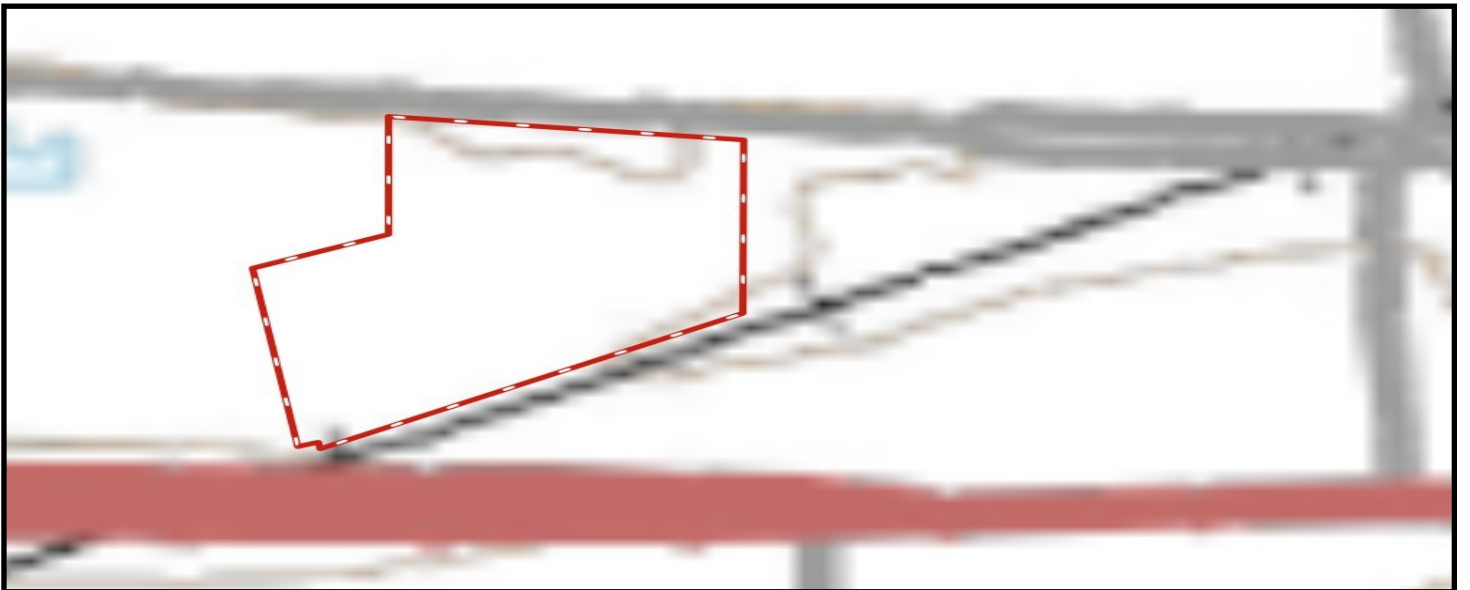
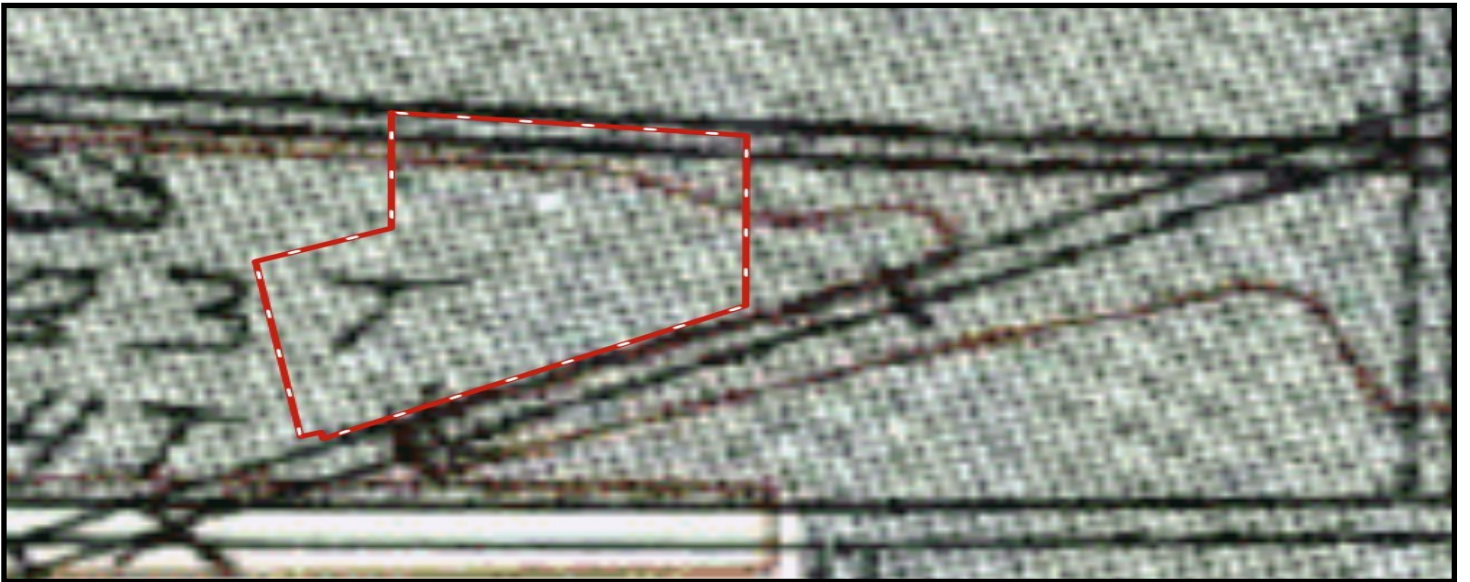
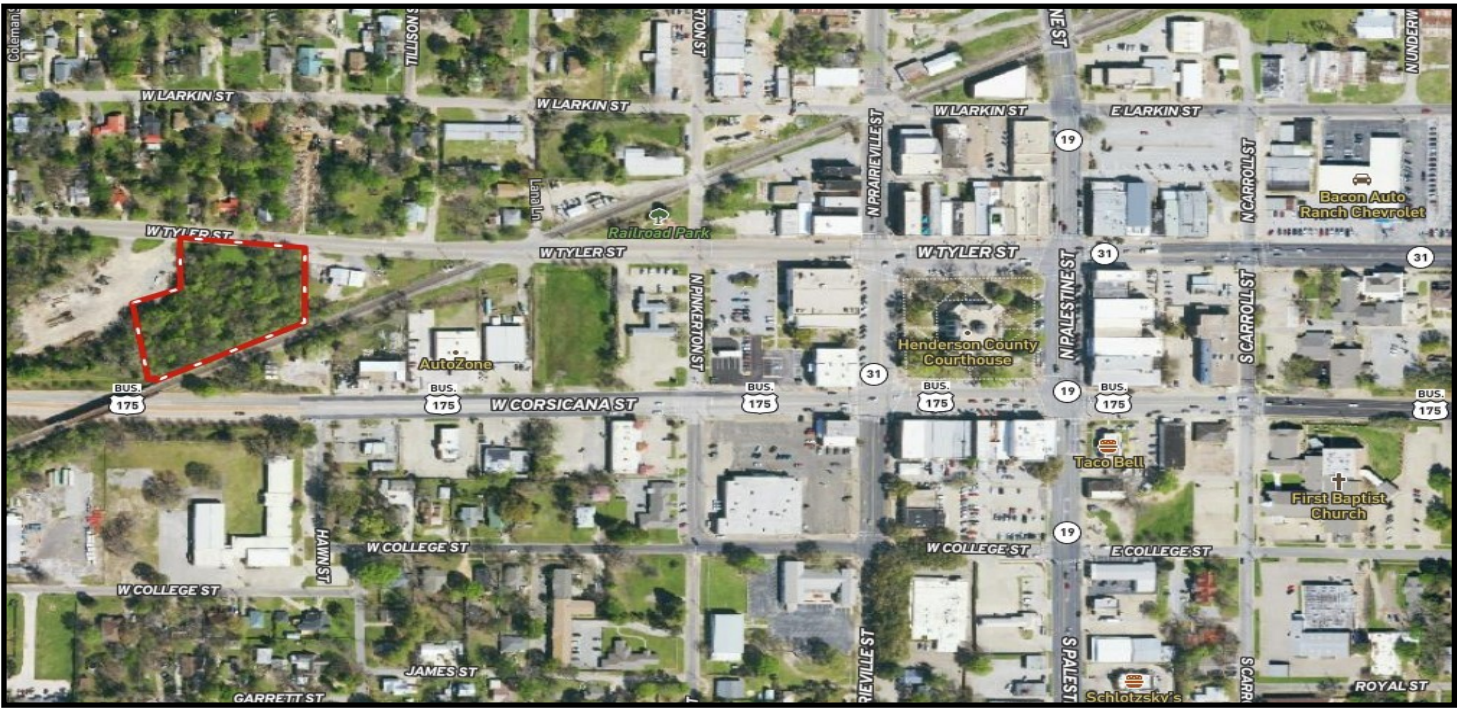


I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above survey plot and notes of even date represent the results of an on the ground survey made under my direction and this the 9th Day of August, 2024.

Mark Ferrell
 Registered Professional Land Surveyor
 Number 4373

Note: This Survey was prepared without benefit of a Title Commitment or Title Report, there may be additional Easements or Encumbrances affecting this tract that are not shown hereon.

Scale: 1" = 50'
 County: Henderson
 Acreage: 2.056 Ac.
 Survey: Thomas Parmer A-782
 League Abstract 782
 Description: Vol. 439, Pg. 316
 Surveyed for: The Estate of
 Mary Ann Larue Perryman
 Drawn by: L.P. 002
 On the ground Field Tech: S.G.





Directions —

From the Henderson County Courthouse on the Athens town square, go west on Tyler Street approximately 2.5 blocks and the property will be on the left.

GPS Coordinates —

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Longitude: -95.859369000000001

