

APPROXIMATELY 13.094 ACRES
JB ATWOOD SURVEY, A-0019
NE LOOP 7, ATHENS, TEXAS



Loop 7 land in Athens -13.094 acres., mostly wooded, only 7 minutes from downtown Athens, with approx. 518 ft. of Loop frontage. Versatile property, inside city limits with access to city service. Zoned PD-2, high visibility for your business and/or build among the trees and 2 creeks on the back. Fenced on 3 sides, priced below independent appraisal. (Potential buyers should consult with City of Athens regarding utilities and/or zoning requirements.)

Offered Exclusively By:

STEVE GRANT REAL ESTATE LLC
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- ◆ Directions: From downtown Athens, go east on Hwy 31 (E. Tyler St.), turn right onto FM 2495, left onto NE Loop 7. Property will be on the right, between FM 2495 exit and Hwy 31 exit.
- ◆ Asking Price: See website for pricing
- ◆ Road Frontage: Approximately 518 feet on NE Loop 7
- ◆ Zoned: PD-2
- ◆ Utilities: Water, sewer, trash - City of Athens, buyer should verify
Electric - Oncor
 - **Note: Broker does not warrant utilities. Broker advises any prospective Buyer to verify availability of utilities with various utility companies.*
 - **Note: Buyer is hereby notified that the subject property is located in a Municipal Utility District (City of Athens Water)*
- ◆ Taxes: City of Athens
Athens Independent School District
Henderson County
Total Taxes - Approximately \$5,545.00 per year with no exemptions
 - **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.*

*** 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. 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.*

