

# **COURT APPOINTED RECEIVER SALE**

**CAUSE NO. CV23-0216-173**

**PROPERTY INFORMATION BROCHURE ON:**

**APPROXIMATELY 15.53 ACRES**

**BEING OTHERWISE KNOWN AS**

**TBD EDMONSON**

**ATHENS, HENDERSON COUNTY, TEXAS 75751**



Great development opportunity - Approximately 15.53 acres located at the intersection of Edmonson, N. Murchison Street, and N. Wofford Street in Athens. Water, sewer, and power are currently at the property. The property is zoned "Industrial" per the City of Athens with frontage on the Union Pacific Railroad Right-Of-Way. The property has easy access to Texas Hwy 31, Loop 7, and State Highway 19.



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- I. **LOCATION:** The subject property is located at the corner of Edmonson and N. Wofford Street.
- A. Directions — From the Athens town square, go east on Tyler Street (aka Texas Highway 31). Turn left at the light on Murchison Street, go past the Henderson County Jail and the property is on the right at the railroad.
- B. GPS Coordinates —
1. Latitude: 32.211700000000000
  2. Longitude: -95.845259999999996
- 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 15.53 acres (per the Henderson County Appraisal District)
- B. Terrain — Flat to gently rolling with sandy loam soil; partially open and wooded
- C. Road Frontage — Approximately 2,310' of total road frontage
1. Edmonson — Approximately 840' of road frontage
  2. N. Murchison Street — Approximately 1,220' of road frontage
  3. N. Wofford Street — Approximately 250' of road frontage
- D. Utilities —
1. Electric — Oncor (888-313-6862), located on Edmonson, N. Murchison Street, and N. Wofford Street with easement crossing the subject property.
  2. Gas — Atmos Gas (888-286-6700), located at the northeast corner of the subject property on N. Wofford Street.
  3. Water and Sewer — City of Athens (903-677-6166). Sewer and water are located at or on all streets surrounding the subject property. Call the City of Athens Development Office (Randy Williams at 903-675-8035) to confirm availability.
  4. Phone and/or Internet — Brightspeed (844-595-05250)
  5. Cable and/or Internet— Optimum (877-694-9474)
- Note: Court Appointed Receiver does not warrant the availability of utilities.**
- E. Zoning — “Industrial” per the City of Athens Zoning Code. Surrounding land use zoning includes residential, retail, commercial, and industrial.

- E. Other Information —
  - 1. Easements — Subject to any visible and apparent easements and any easements of record.
  - 2. Restrictions — Subject to any restrictions of record.
  - 3. Railroad — The subject property has approximately 1,300' frontage on the Union Pacific Railroad.
  - 4. Economic Development Incentives — Contact Donna Meredith with the Athens Economic Development Corporation or the Athens City Hall for more information.
    - a. Examples of Possible Incentives Available in Athens —
      - 1) Target Industries — Service provides assistance with infrastructure and development, if approved by the City of Athens.
      - 2) Residential infrastructure assistance within a "380" program provided by the City of Athens.
  - 5. The property is located within the Athens Municipal Water Authority District (MUD).

V. **TAXING AUTHORITY AND TAXES:**

- A. Henderson County
- B. City of Athens
- C. Athens Municipal Water Authority
- D. Athens Independent School District
- E. Trinity Valley Community College
- F. Total Estimated Taxes — Approximately \$27.93 per year with exemptions or approximately \$1,580.65 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.***

VI. **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.

VII. **REMARKS:**

**COURT APPOINTED RECEIVER SALE — Cause No. CV23-0216-173. The sale of the subject property is subject to the final approval of the 173rd District Court, Henderson County, Texas, the Honorable Judge Dan Moore presiding.**

**Contact Steve Grant Broker/Receiver for further information.**

***\*\* 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](http://www.stevegrant.com).***









