

PRIME COMMERCIAL POTENTIAL

Approximately 25.99 Acres

TBD Rocky Ridge Road

Athens, Texas 75751



LAND ONLY - 25.99 acres located just off Texas Highway 31 East with approximately 1,455' of road frontage on Rocky Ridge Road and Royal Mountain Road. The property is zoned "Ag" with utilities available and close by. This property offers much potential for development.

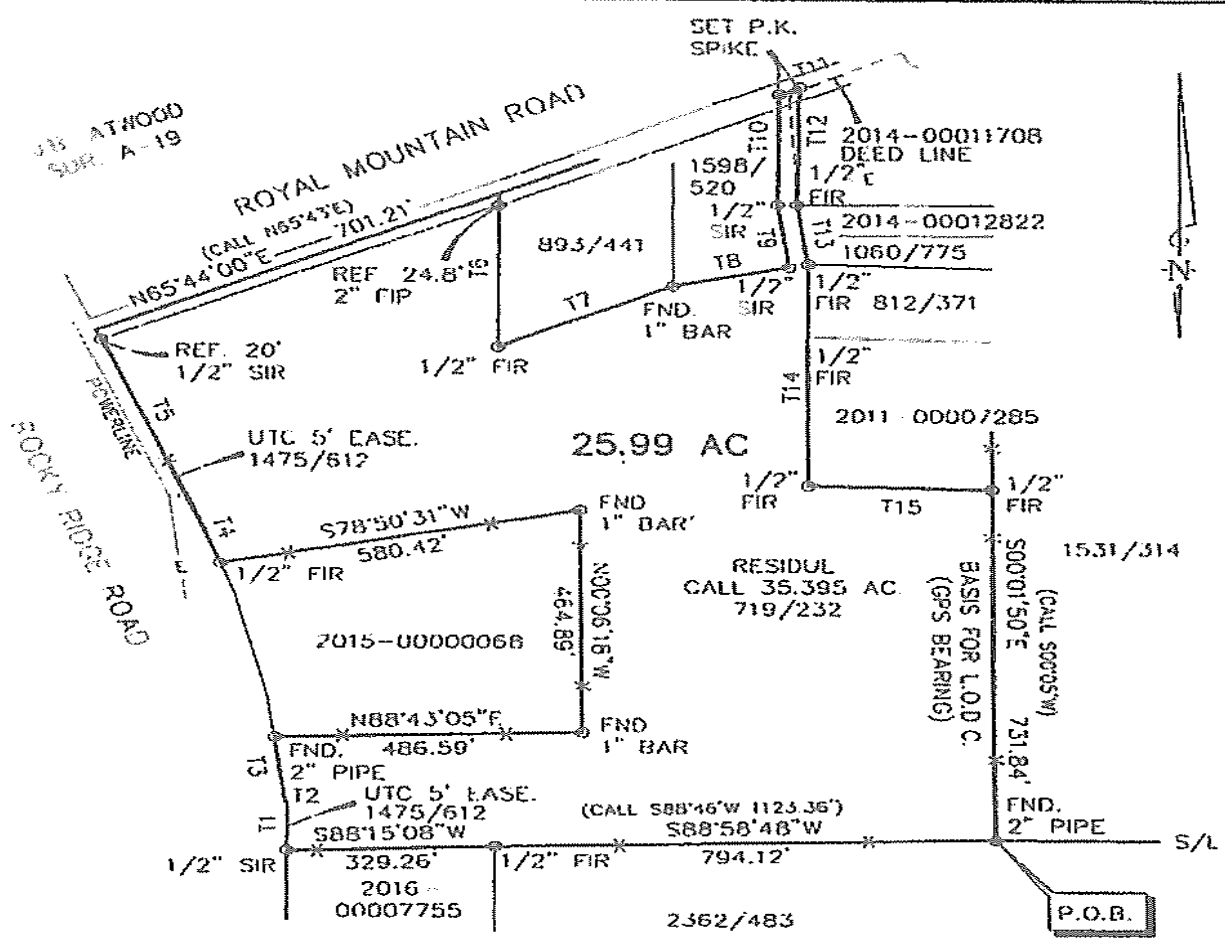


GENERAL INFORMATION:

- I. **LOCATION:** The subject property is located just east of Athens at the intersection of Rocky Ridge Road and Royal Mountain Road.
 - A. Directions—Take E. Tyler Street to the intersection of Rocky Ridge Road and Texas Highway 31 (aka East Tyler Street). Turn right and the property is on the left.
 - B. GPS Coordinates —
 - 1. Latitude 32.216152999999998
 - 2. Longitude -95.823200999999997
- II. **ASKING PRICE:** See website for pricing.
- III. **PROPERTY DESCRIPTION:**
 - A. Improvements—None.
 - B. Site Size—Approximately 25.99 acres
 - C. Terrain—Rolling terrain with sandy loam soil
 - D. Fencing—Barbwire fencing
 - E. Road Frontage—Approximately 1,455' of road frontage on Rocky Ridge Road and Royal Mountain Road
 - F. Zoning—Ag per the City of Athens Zoning Code
- IV. **TAXES AND TAXING AUTHORITIES:**
 - A. Henderson County
 - B. Athens Independent School District
 - C. Total Estimated Taxes—Approximately \$2,759.71 per year without exemptions per the Henderson County Appraisal District
- V. **UTILITIES AVAILABLE:**
 - A. Electric—Oncor Electric (888-313-6862)
 - B. Water and Sewer—City of Athens (903-677-6621)
 - C. Telephone—Brightspeed (844-595-0525)
 - D. Cable/Internet—Optimum (877-694-9474)

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

**** 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.**



JOHN ROYAL
SUR. A-684

TANGENT	BEARING	LENGTH	BEARING	LENGTH
T1	N00°52'00"E	103.45'	N00°52'00"E	103.45'
T2	S89°37'00"W	4.26'	S89°37'00"W	4.26'
T3	N06°31'40"W	133.58'	N07°00'00"W	229.56'
T4	N19°50'47"W	135.38'	N19°40'00"W	202.49'
T5	N22°59'31"W	377.20'	N23°01'00"W	377.17'
T6	S00°26'19"W	318.05'	S00°33'00"W	318.05'
T7	N65°50'36"E	306.33'	N65°52'00"E	307.30'
T8	N78°06'32"E	187.60'	S78°20'00"W	187.60'
T9	N07°59'28"W	134.00'	S07°46'00"E	134.00'
T10	N00°49'32"E	224.53'	S01°03'00"W	224.53'
T11	N67°03'41"E	35.13'	N65°36'00"E	
T12	S01°03'00"W	238.25'	S01°03'00"W	238.25'
T13	S07°46'16"E	127.58'	S07°51'00"E	127.89'
T14	S00°14'18"W	450.81'	S00°05'00"W	450.72'
T15	S88°27'42"E	289.96'	S88°37'00"E	289.96'

IN MY OPINION TP&L EASEMENTS
DO NOT AFFECT THIS TRACT:
200/319, 200/318, 235/538,
251/322, 731/201

SCALE: 1" = 300'
COUNTY: HENDERSON
ACRFAGE: 25.99 AC.
SURVEY: JR ATWOOD A-19
DESCRIPTION: VOL. 719, PG. 232
SURVEYED FOR: ARTURO PADRON



LEGEND

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- W/M = WATER METER
- W/V = WATER VALVE
- FIR = FOUND IRON ROD
- SIR = SET IRON ROD
- TEL = TELEPHONE
- A/C = AIR CONDITIONER
- X-X = FENCE
- E = POWERLINE

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 supervision
This, the 19 Day of JANUARY, 2017.

Mark Ferrell
Registered Professional Land Surveyor
Number 4373

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