17,495 SF | WILL SUBDIVIDE

ATHENS, TX | 2050 STATE HIGHWAY 31



AVAILABILITY:
17,495 SF | COMMERCIAL BUILDING | CAN BE SUBDIVIDED

LEASE RATES:
PLEASE CALL FOR DETAILS

- 17,495 SF multi-use single-story commercial building ideal for office, retail, medical, restaurant / bar, commissary, and banquet hall. The building can be demised and subdivided.
- Located along E. Hwy 31 within the city limits of Athens.

DEMOGRAPHICS:	5 MILE	10 MILE	15 MILE	CITY	TA
2026 Population	18,419	28,127	48,667	13,533	108,894
2026 Total Households	7,333	11,144	19,591	5,245	44,533
2026 Daytime Population	22,169	28,625	45,586	18,389	96,371
2026 Average HH Income	$92,414	$93,665	$97,831	$91,327	$94,782
2026 Median HH Income	$66,861	$69,266	$71,835	$66,174	$69,731

TRAFFIC COUNTS:
Loop 7: 10,240 VPD
TX-31: 7,785 VPD

AREA RETAILERS:

Walmart Supercenter, CVS pharmacy, Walgreens, Tractor Supply Co, O'Reilly Auto Parts, Office Depot, Brookshire's food+pharmacy, Hibbett Sports, Bealls, Boot Barn, Cato, Rent-A-Center, Aaron's, Sherwin-Williams, Best Western Plus, Take 5 Oil Change

AREA RESTAURANTS:

McDonald's, Starbucks, Kentucky Fried Chicken, Burger King, Pizza Hut, Popeyes, DQ, Chili's, McAlister's Deli, Whataburger, Denny's, Braum's, Twisted Root Burger Co., Dutch Bros Coffee, Panda Express

THE retail CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

STEVE GREENBERG
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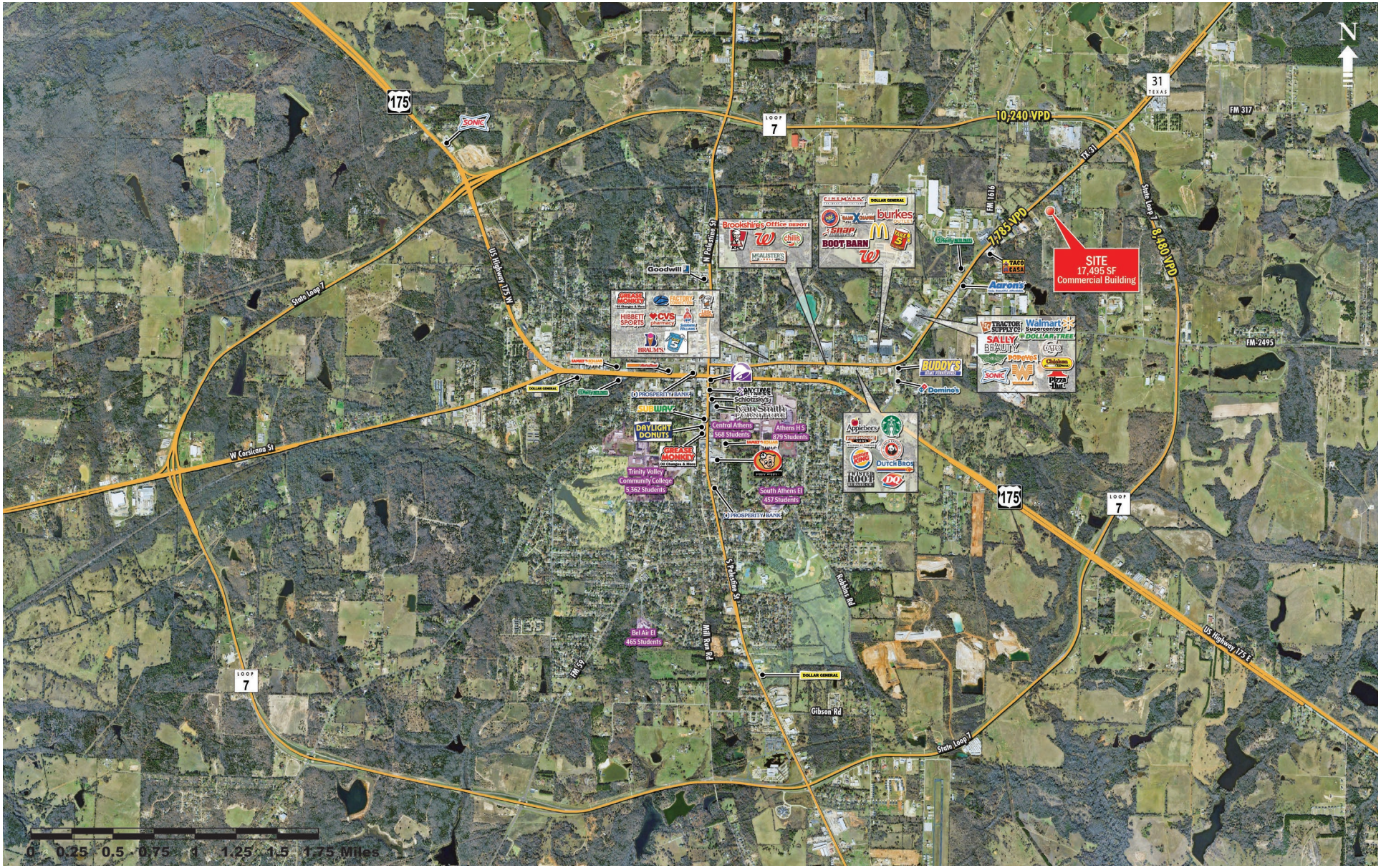
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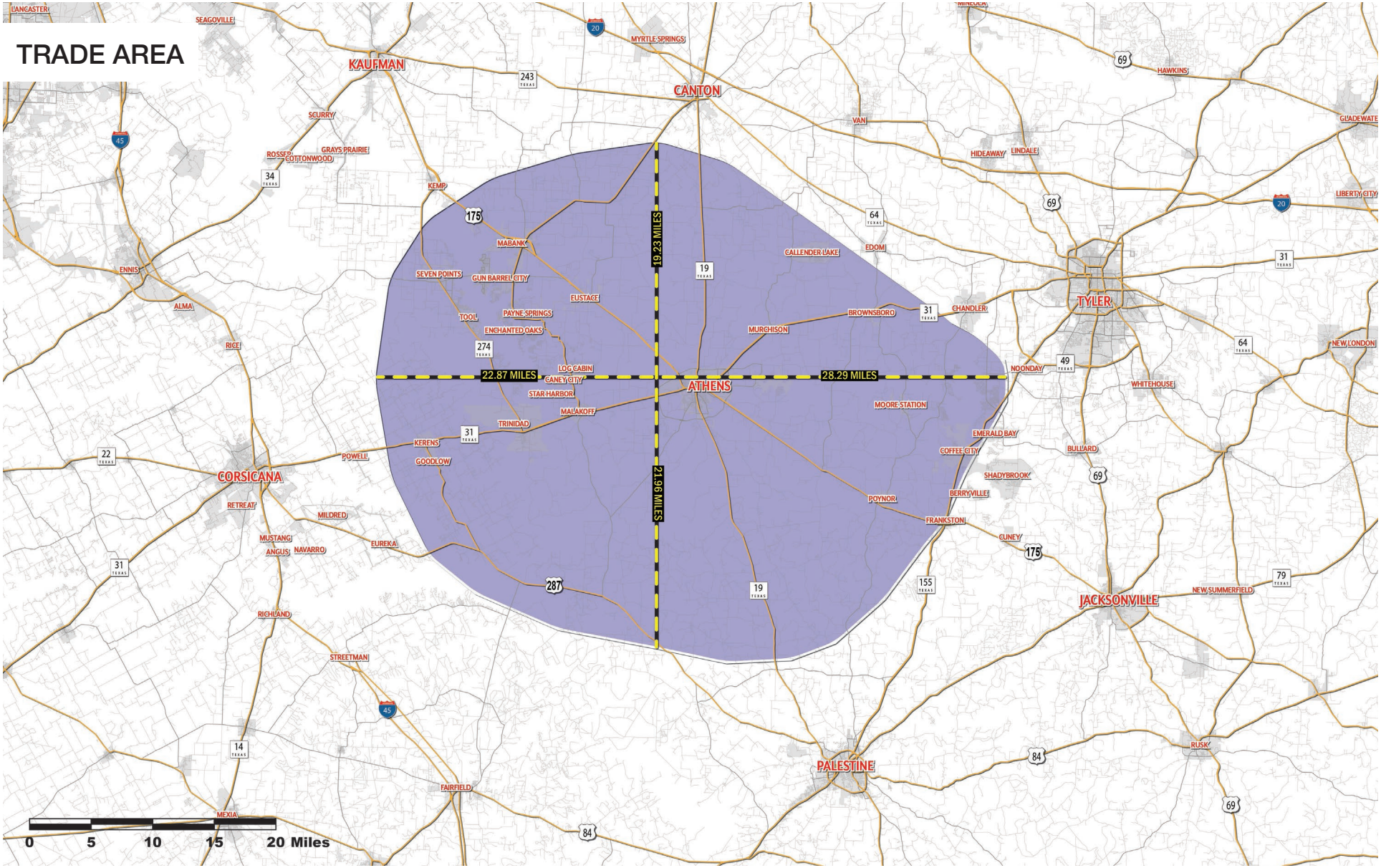
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TRADE AREA



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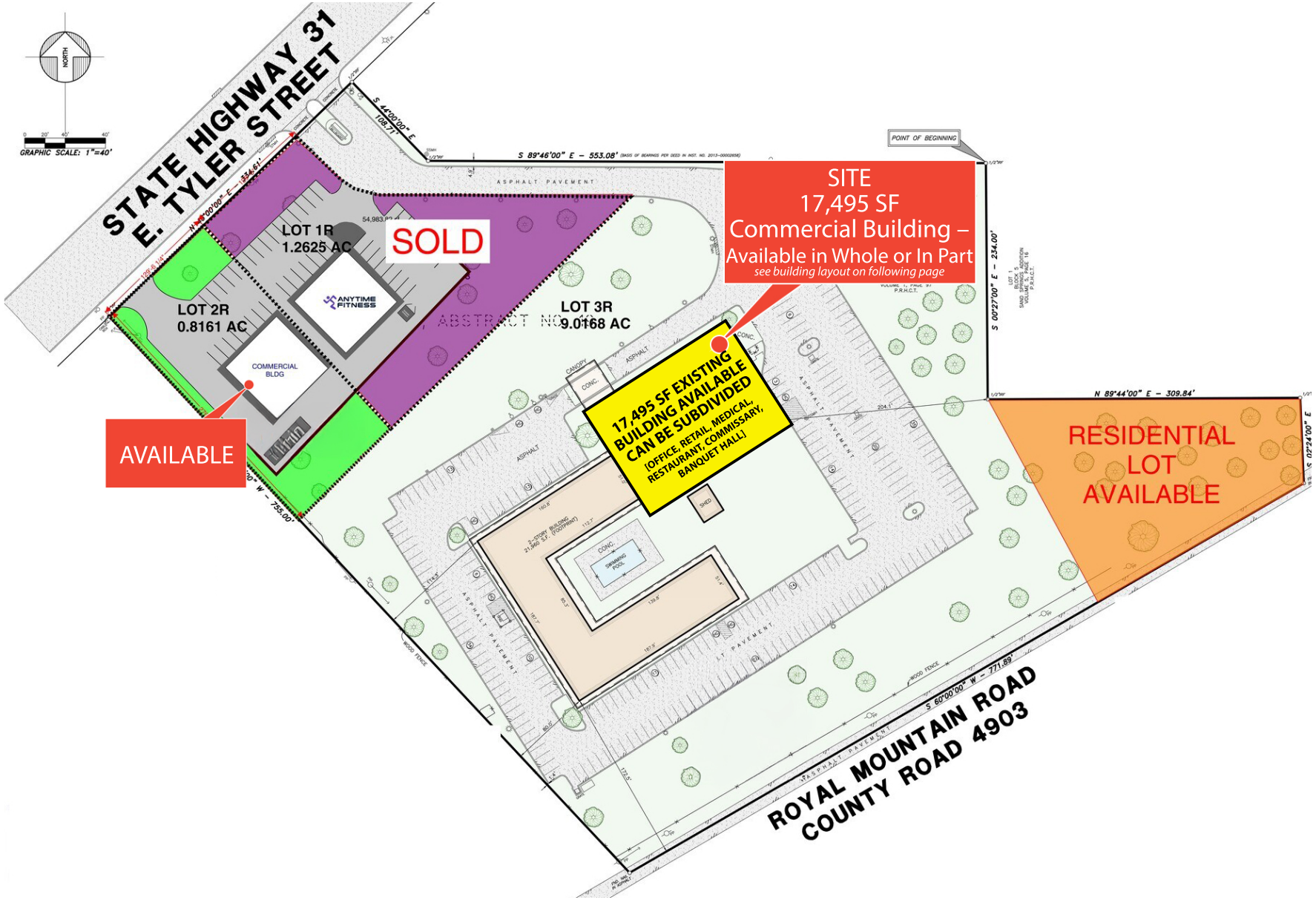
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17,495 SF Existing Building | Flexible Layout



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MARKET CHARACTERISTICS

Well Located

- Approximately 70 miles from Dallas and 30 miles from Tyler, providing regional access to major markets
- County seat of Henderson County, central hub to commerce and services

Recreation & Lifestyle

- Lake Athens: boating, fishing, and outdoor recreation
- Freshwater Fisheries Center: hatchery, museum, and aquarium attracting visitors and education programs

Major Employers & Medical Industry

- Healthcare anchors: UT Health Athens, CHRISTUS Mother Frances
- Medical manufacturing: Argon Medical, Bio Merico, Steritec
- Strong local economy driven by healthcare and medical industries

Community Highlights

- Vibrant small-town appeal with active lifestyle amenities
- Thriving regional economy with opportunities for retail, dining, and service growth

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:

  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____