



Prime 5-Acre Parcel in Athens: Ideal for Single-Family Development

112 Gibson Rd. | Athens, TX. 75751



Prime 5-Acre Parcel in Athens: Ideal for Single-Family Development on the Outer Loop

Approximately 5 acres of land are available for purchase in Athens, designated for single-family development. Situated on the outer loop, this property offers a prime location for residential development.

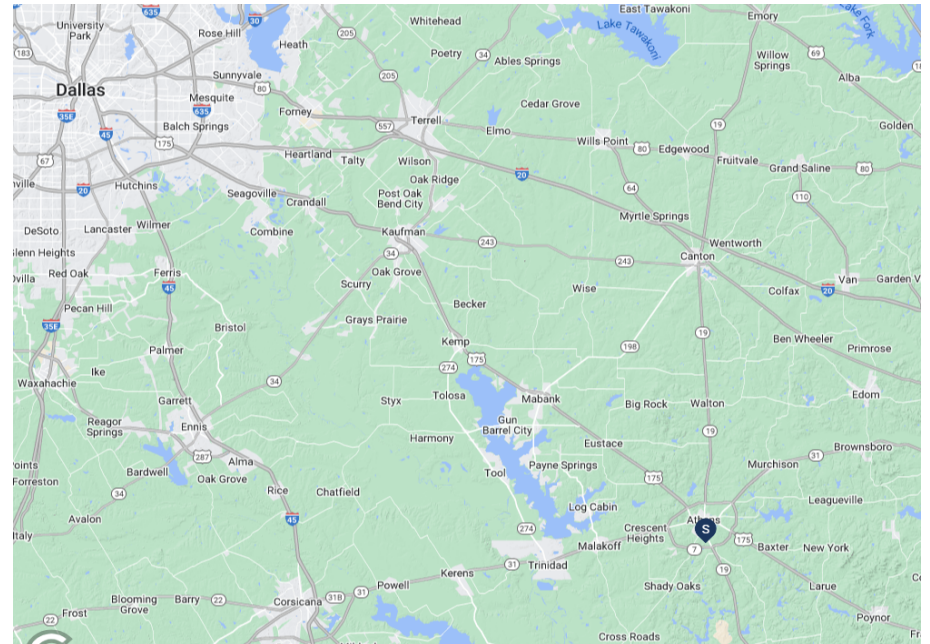
OFFERING SUMMARY

ADDRESS	112 Gibson Rd. Athens TX 75751
COUNTY	Henderson
PRICE	Contact Agent for Pricing

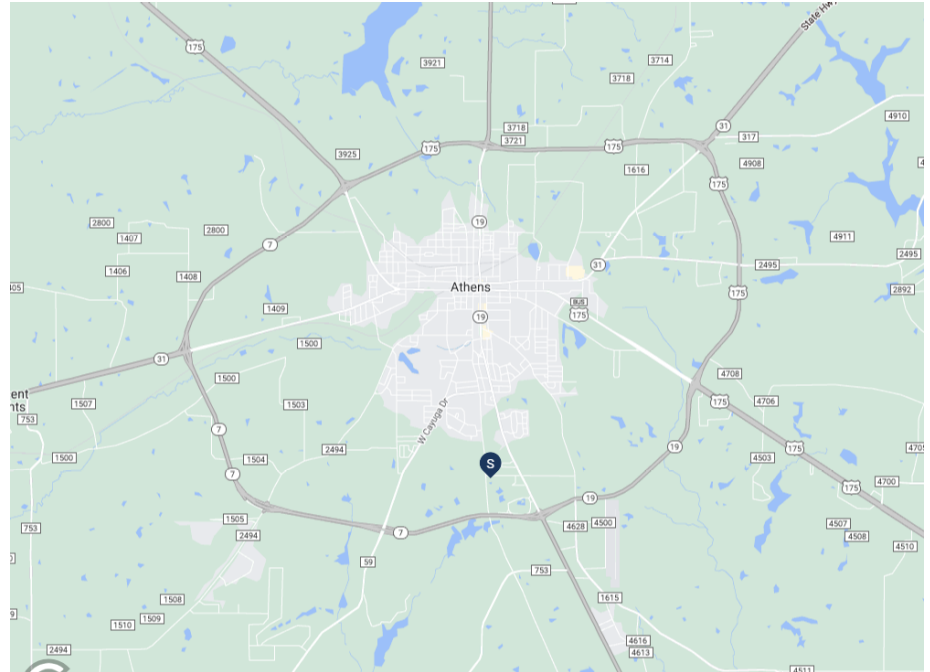
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	2,049	12,976	17,570
2023 Median HH Income	\$57,493	\$47,384	\$48,799
2023 Average HH Income	\$82,030	\$70,538	\$69,199



Regional Map



Locator Map







POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,960	11,659	15,809
2010 Population	2,040	12,743	17,307
2023 Population	2,049	12,976	17,570
2028 Population	1,997	13,089	17,802
2023 African American	178	1,846	2,361
2023 American Indian	15	113	155
2023 Asian	25	164	194
2023 Hispanic	376	3,722	4,793
2023 Other Race	149	1,912	2,436
2023 White	1,515	7,439	10,390
2023 Multiracial	168	1,492	2,022
2023-2028: Population: Growth Rate	-2.55 %	0.85 %	1.30 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	97	845	1,146
\$15,000-\$24,999	88	673	870
\$25,000-\$34,999	106	455	577
\$35,000-\$49,999	67	560	788
\$50,000-\$74,999	160	977	1,415
\$75,000-\$99,999	56	405	589
\$100,000-\$149,999	146	598	780
\$150,000-\$199,999	93	179	235
\$200,000 or greater	28	220	265
Median HH Income	\$57,493	\$47,384	\$48,799
Average HH Income	\$82,030	\$70,538	\$69,199

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	834	4,697	6,330
2010 Total Households	812	4,711	6,408
2023 Total Households	840	4,912	6,665
2028 Total Households	828	5,031	6,858
2023 Average Household Size	2.37	2.46	2.49
2000 Owner Occupied Housing	571	2,787	3,849
2000 Renter Occupied Housing	200	1,506	1,935
2023 Owner Occupied Housing	494	2,803	4,001
2023 Renter Occupied Housing	346	2,109	2,664
2023 Vacant Housing	81	489	742
2023 Total Housing	921	5,401	7,407
2028 Owner Occupied Housing	492	2,846	4,084
2028 Renter Occupied Housing	336	2,185	2,774
2028 Vacant Housing	94	501	737
2028 Total Housing	922	5,532	7,595
2023-2028: Households: Growth Rate	-1.45 %	2.40 %	2.85 %



2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	115	900	1,221
2023 Population Age 35-39	120	770	1,061
2023 Population Age 40-44	122	762	1,047
2023 Population Age 45-49	112	688	934
2023 Population Age 50-54	127	698	962
2023 Population Age 55-59	107	639	923
2023 Population Age 60-64	122	664	975
2023 Population Age 65-69	124	685	987
2023 Population Age 70-74	108	606	883
2023 Population Age 75-79	98	472	672
2023 Population Age 80-84	84	360	476
2023 Population Age 85+	84	395	483
2023 Population Age 18+	1,598	9,946	13,548
2023 Median Age	43	37	38

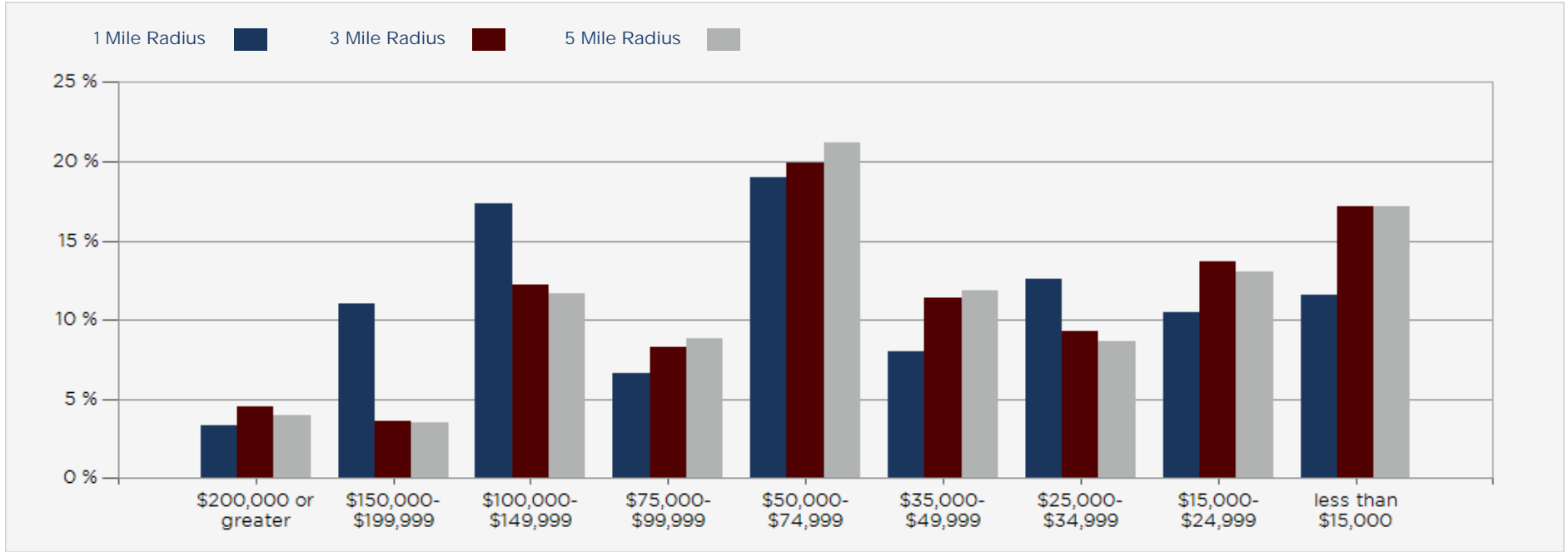
2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,633	\$48,630	\$48,657
Average Household Income 25-34	\$82,861	\$63,897	\$62,816
Median Household Income 35-44	\$80,235	\$55,931	\$56,552
Average Household Income 35-44	\$100,207	\$77,975	\$77,225
Median Household Income 45-54	\$84,797	\$59,384	\$58,554
Average Household Income 45-54	\$106,032	\$89,070	\$86,044
Median Household Income 55-64	\$58,659	\$50,417	\$51,451
Average Household Income 55-64	\$78,427	\$70,772	\$69,995
Median Household Income 65-74	\$53,209	\$44,521	\$46,348
Average Household Income 65-74	\$83,940	\$75,134	\$72,547
Average Household Income 75+	\$59,103	\$57,559	\$55,987

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	109	805	1,065
2028 Population Age 35-39	117	881	1,212
2028 Population Age 40-44	117	782	1,090
2028 Population Age 45-49	121	753	1,049
2028 Population Age 50-54	110	669	923
2028 Population Age 55-59	119	685	963
2028 Population Age 60-64	101	610	896
2028 Population Age 65-69	116	633	941
2028 Population Age 70-74	114	620	895
2028 Population Age 75-79	92	528	768
2028 Population Age 80-84	80	387	547
2028 Population Age 85+	92	427	539
2028 Population Age 18+	1,550	10,029	13,715
2028 Median Age	43	37	39

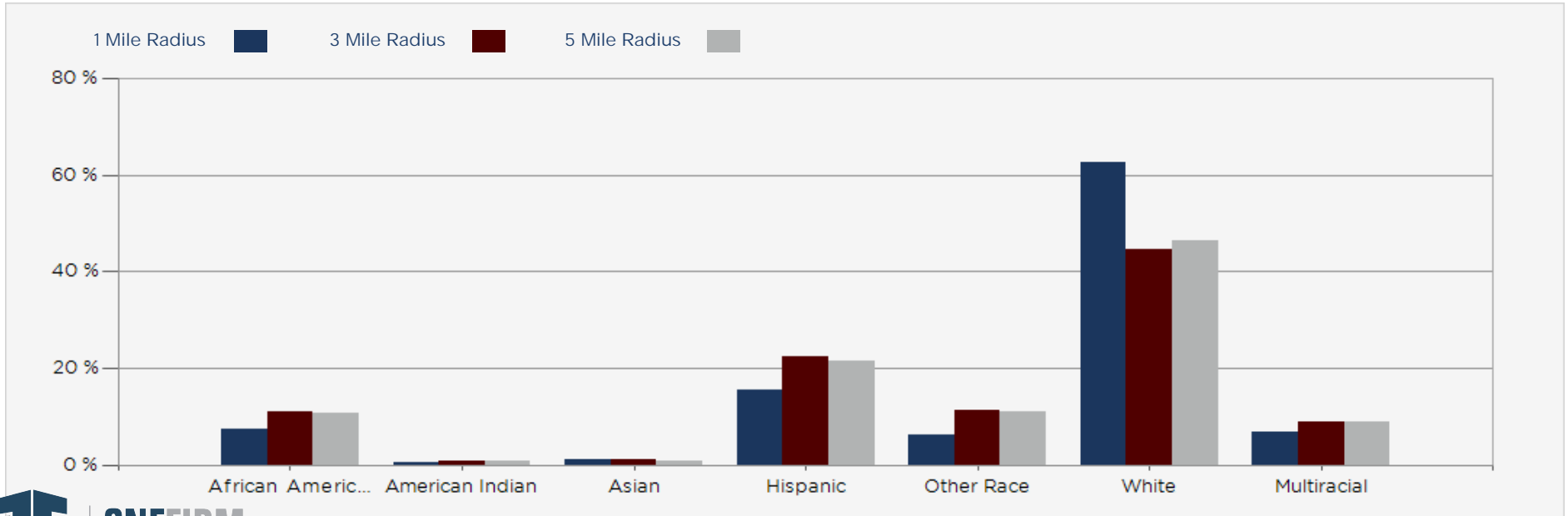
2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,742	\$51,497	\$51,214
Average Household Income 25-34	\$93,588	\$70,249	\$69,080
Median Household Income 35-44	\$96,652	\$58,946	\$59,983
Average Household Income 35-44	\$110,632	\$85,335	\$85,232
Median Household Income 45-54	\$104,200	\$64,832	\$63,739
Average Household Income 45-54	\$123,355	\$101,102	\$97,361
Median Household Income 55-64	\$67,338	\$54,922	\$55,539
Average Household Income 55-64	\$91,078	\$81,703	\$80,650
Median Household Income 65-74	\$62,315	\$50,642	\$52,194
Average Household Income 65-74	\$97,387	\$84,608	\$82,009
Average Household Income 75+	\$67,720	\$63,019	\$61,097



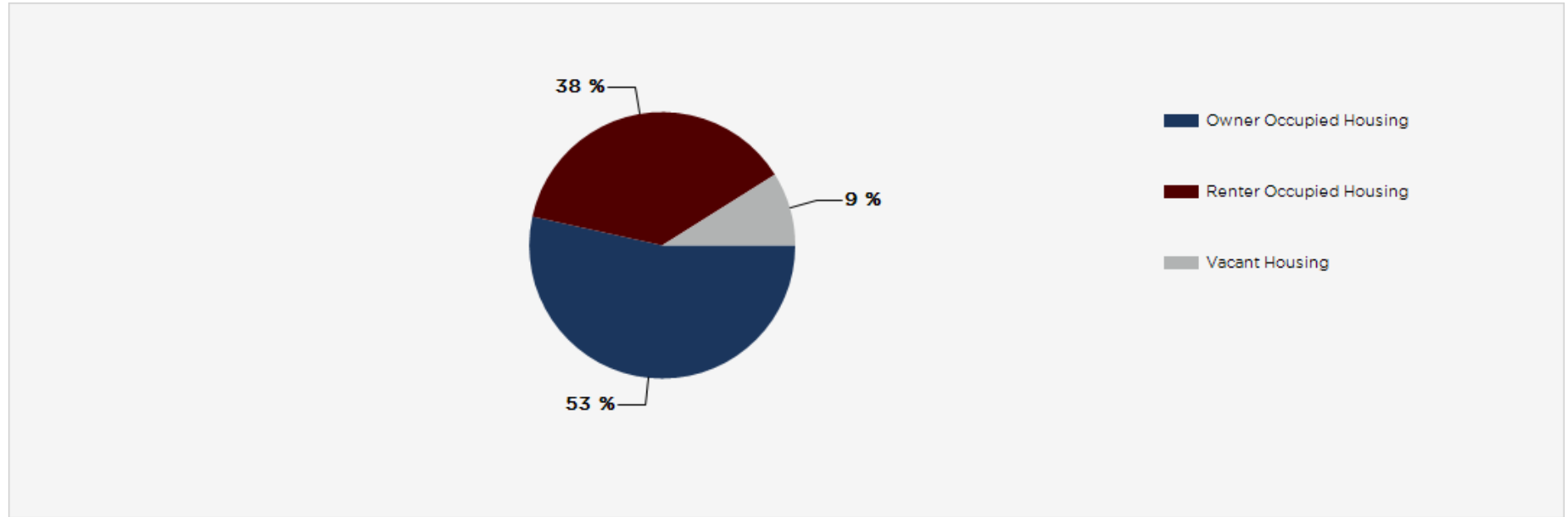
2023 Household Income



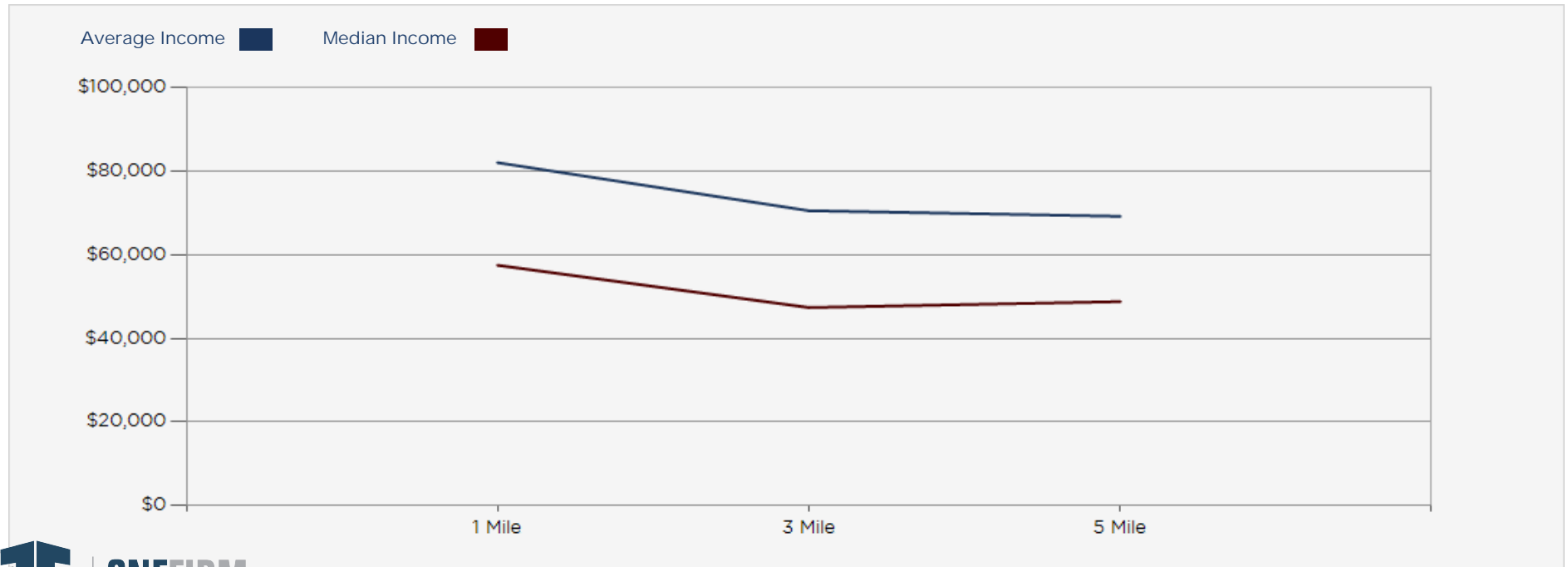
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



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