



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR SALE

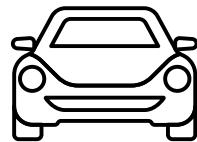
*15.96 Total Acres Near
UT Health Hospital*

00 Gibson Road | Athens, TX 75751

INVESTMENT SUMMARY



PROPERTY SIZE
15.96 Acres



TRAFFIC COUNT
1,395 VPD



PRICING
\$150,960

INVESTMENT DETAILS:

Property Overview:

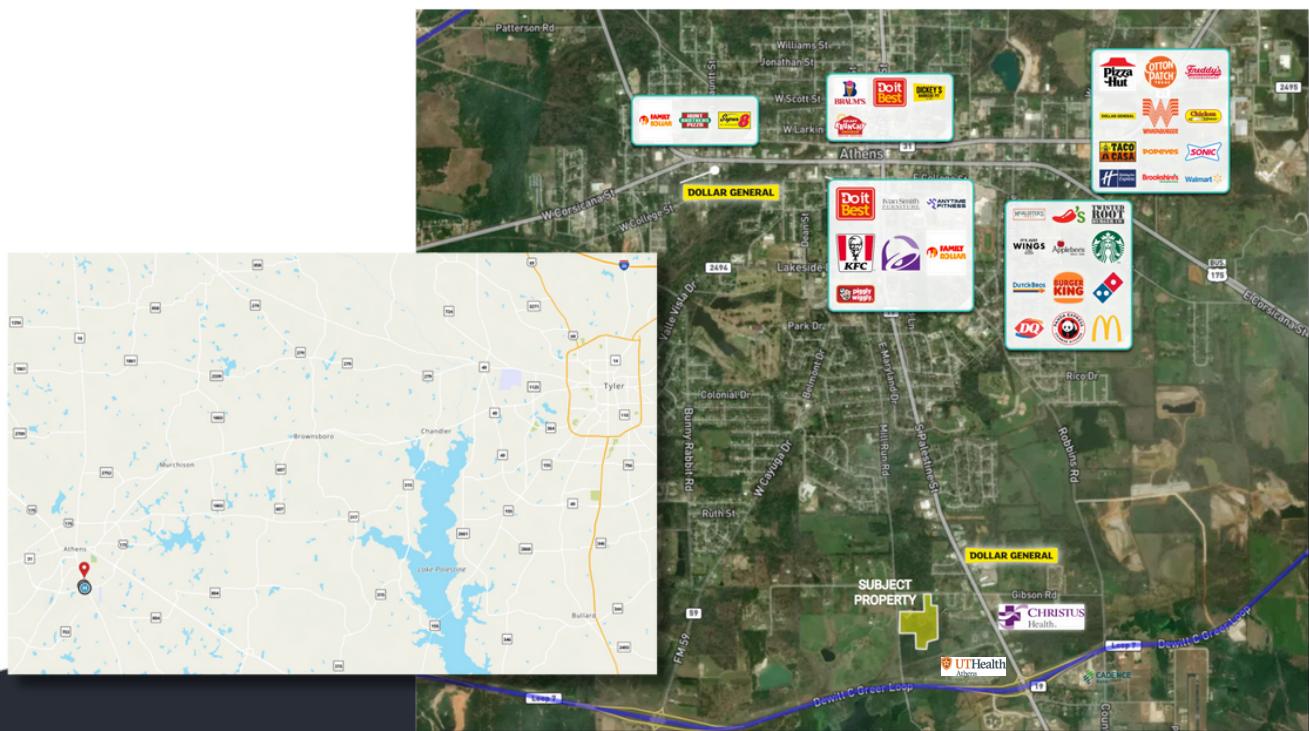
This commercial land opportunity features three parcels offered together on Mill Run Road, situated in close proximity to UT Health Athens Hospital.

The parcels provide exceptional visibility, access, and development potential in one of Athens' most established and rapidly growing corridors.

The 15.96 acres are suitable for agricultural or single family residential development. The property offers easy access to State Highway 31 and Loop 7, providing seamless connectivity to downtown Athens and surrounding areas.

Property Features:

- **Acreage:** Three parcels totaling 15.96 acres
- **Asking:** \$150,960
- **Traffic count:** 1,395 vpd
- **Zoning:** Agricultural



INVESTMENT HIGHLIGHTS:

- Strategic opportunity for investors and developers seeking to capitalize on Athens' continued growth and UT Health Athens' position as a key regional medical hub
- Zoned agricultural and approved for agricultural and single family residential development



INVESTMENT CONTACT:

Samuel Scarborough, CCIM
Broker/President
(903) 570-7366
www.scarboroughcre.com





KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Miles
POPULATION				
2024 Estimated Population	921	10,983	16,699	26,851
2029 Projected Population	1,016	11,644	17,809	28,789
2020 Census Population	993	11,594	17,299	27,254
2010 Census Population	944	11,494	17,116	26,687
Projected Annual Growth 2024 to 2029	2.06%	1.20%	1.33%	1.44%
Median Age	44.19	35.48	36.31	38.24
Population Density (/Square Mile)	293.16	388.44	212.62	85.47
HOUSEHOLDS				
2024 Estimated Households	392	4,073	6,213	10,165
2029 Estimated Households	414	4,208	6,455	10,615
2020 Census Households	416	4,344	6,458	10,319
2010 Census Households	388	4,228	6,289	9,962
Projected Annual Growth 2024 to 2029	1.13%	0.67%	0.78%	0.88%
INCOME				
Average household income	\$110,075	\$91,782	\$86,307	\$88,217
Median household income	\$68,282	\$71,819	\$63,976	\$65,857
Per capita income	\$47,225	\$34,382	\$32,360	\$33,563
EDUCATION				
High School Graduate	36.40%	32.58%	34.28%	33.18%
Some College	23.60%	23.85%	23.58%	24.41%
Associate Degree	4.11%	5.96%	5.56%	7.66%
Bachelor's Degree	15.92%	13.14%	12.64%	13.24%
Graduate or Professional Degree	9.80%	8.42%	7.86%	7.77%
BUSINESS				
Total Establishments	84	739	1,002	1,250
Total Employees	1,003	6,151	8,754	10,492
Average Employees Per Business	11.91	8.32	8.74	8.39
Residential Population Per Business	10.93	14.86	16.67	21.47



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Scarborough Commercial Real Estate LLC	9010976	sam@scarboroughcre.com	(903)707-8560
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sam Scarborough	687976	sam@scarboroughcre.com	(903)570-7366
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sam Scarborough	687976	sam@scarboroughcre.com	(903)570-7366
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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