



**670 Co Rd, 3721,  
Athens, TX 75752**



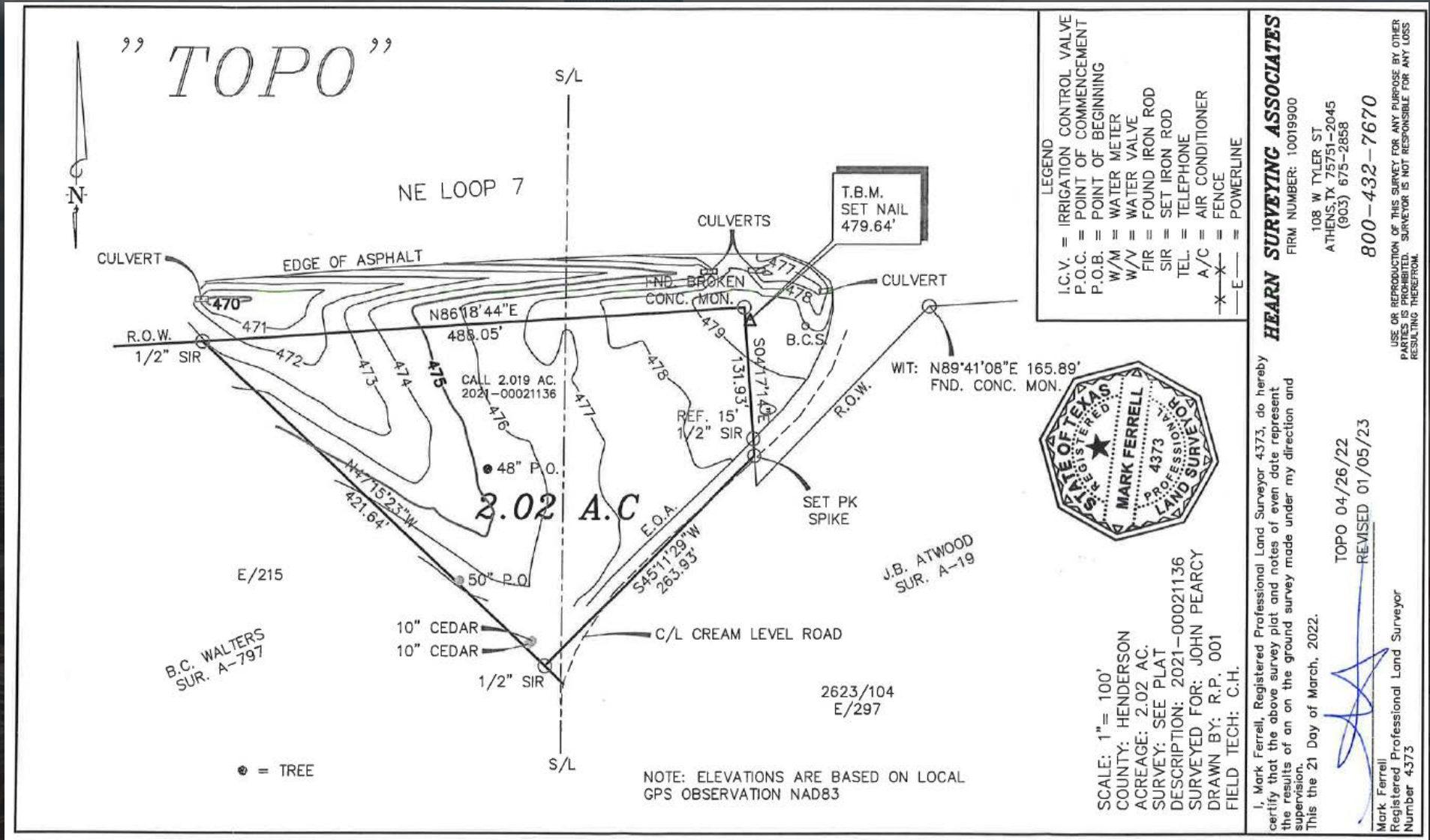
### Property Information

- Located on the south side of NE Loop 7 directly between Cowboy Church and Athens Steel Building Corporation
- 2.02 acres of land
- \$5.00 per sqft
- Offers some nice tree cover with little grade
- Located in the city of Athens with 488 ft. of superb Loop 7 frontage, this is an excellent location for a small business to build and occupy their own building or for an investor to develop.
- There are a variety of uses for the property such as warehouse, logistics, tractor/trailer sales, auto sales, mini storage, retail, and many others.
- Build to suite option available

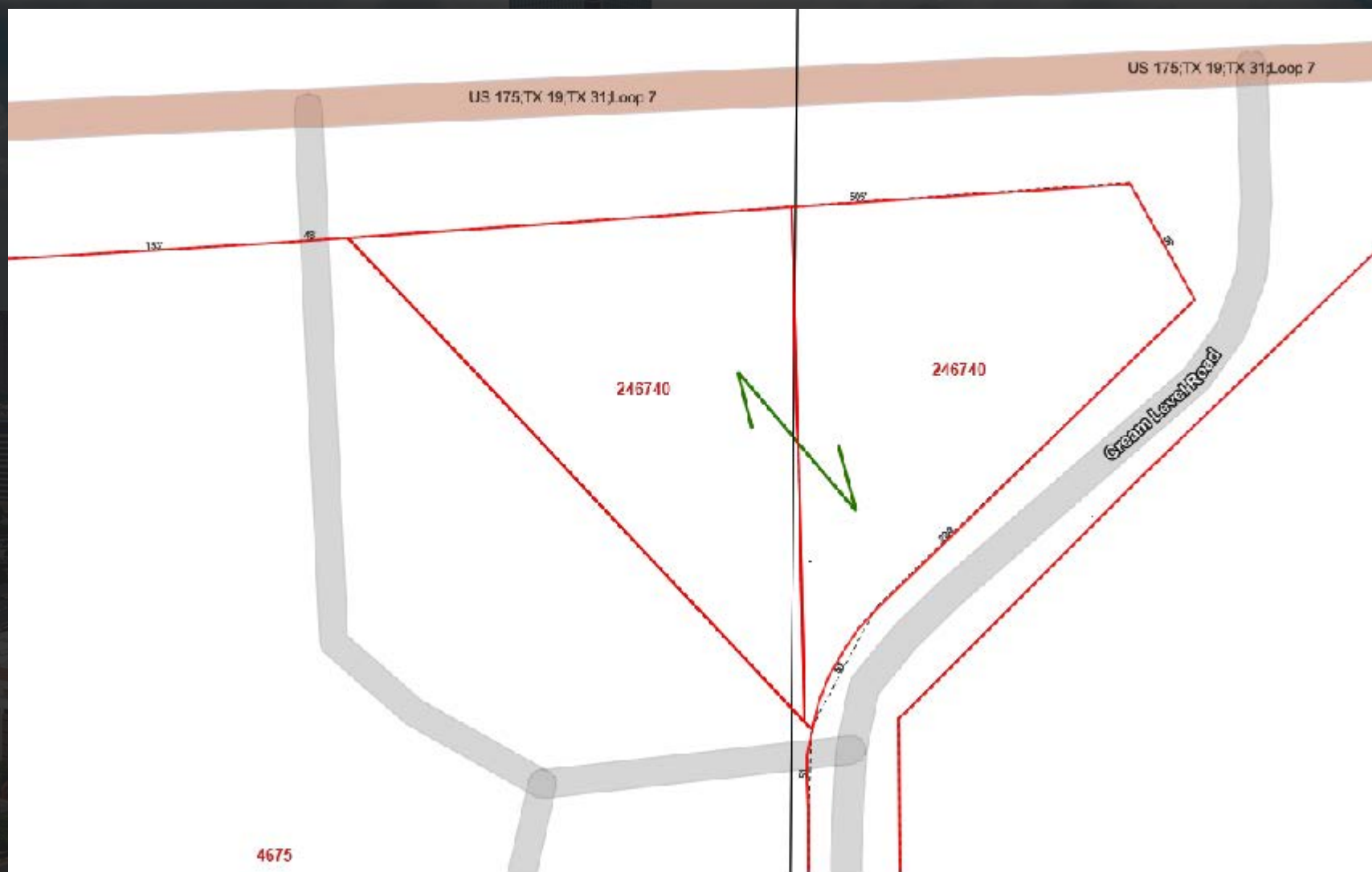




### Property Topographical Survey

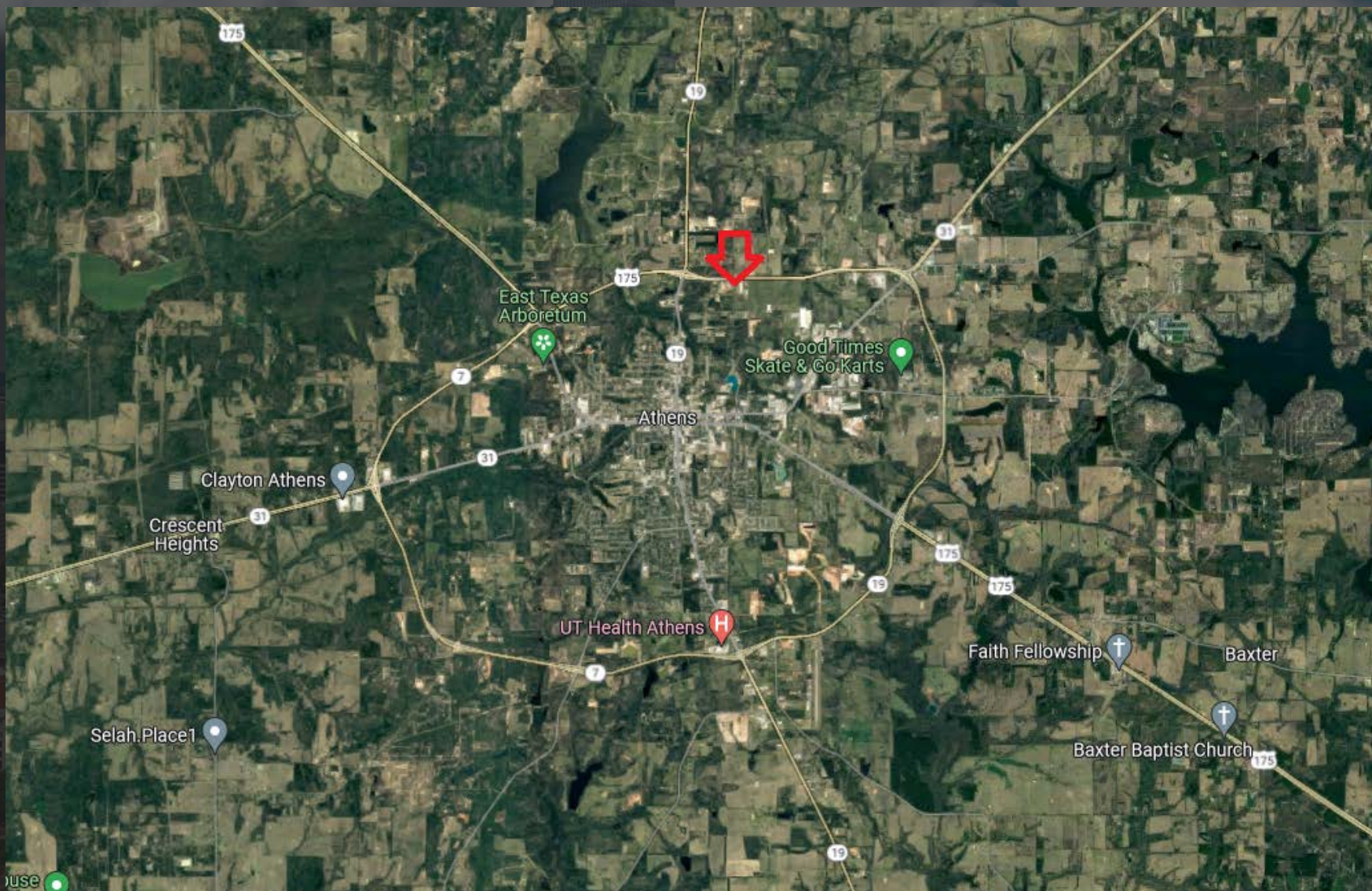


## Henderson County GIS with Boundaries





### Cit of Athens Aerial





### Regional Aerial

