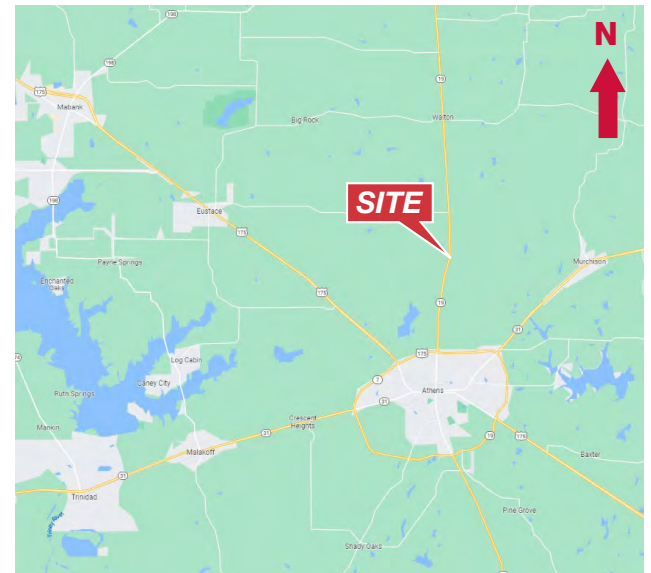




Texas Ragtime 4161 County Road 3911 Athens, Texas 75752

Property Features

- 82,500 SF Industrial - 40,000 SF in Front & 42,500 SF in Back
- Additional 1,500 SF Storage Building with 2 Roll-Up Doors
- Wrought Iron Fenced Employee Picnic Area with Lighted Pavilion with Tables and Benches
- Property Outside Athens City Limits on 7-Acre Parcel with Room for Additional Development
- ± 1,500 SF Air-Conditioned Office Space in Front Building
- 22' Clear Height in Center and 16' on Sides
- LED Lights Throughout Space
- 3-Phase 480-amp Electrical Service
- 34 Car Parking Spaces
- 5 Dock High Doors and 3 Roll-Up Doors
- Low County Taxes and No Zoning Requirements
- Easy Access to I-20 and Hwy 175
- Sale Price Less than \$60.00 PSF



Robert Render

214 256 7154

rrender@nairl.com

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

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214 256 7100

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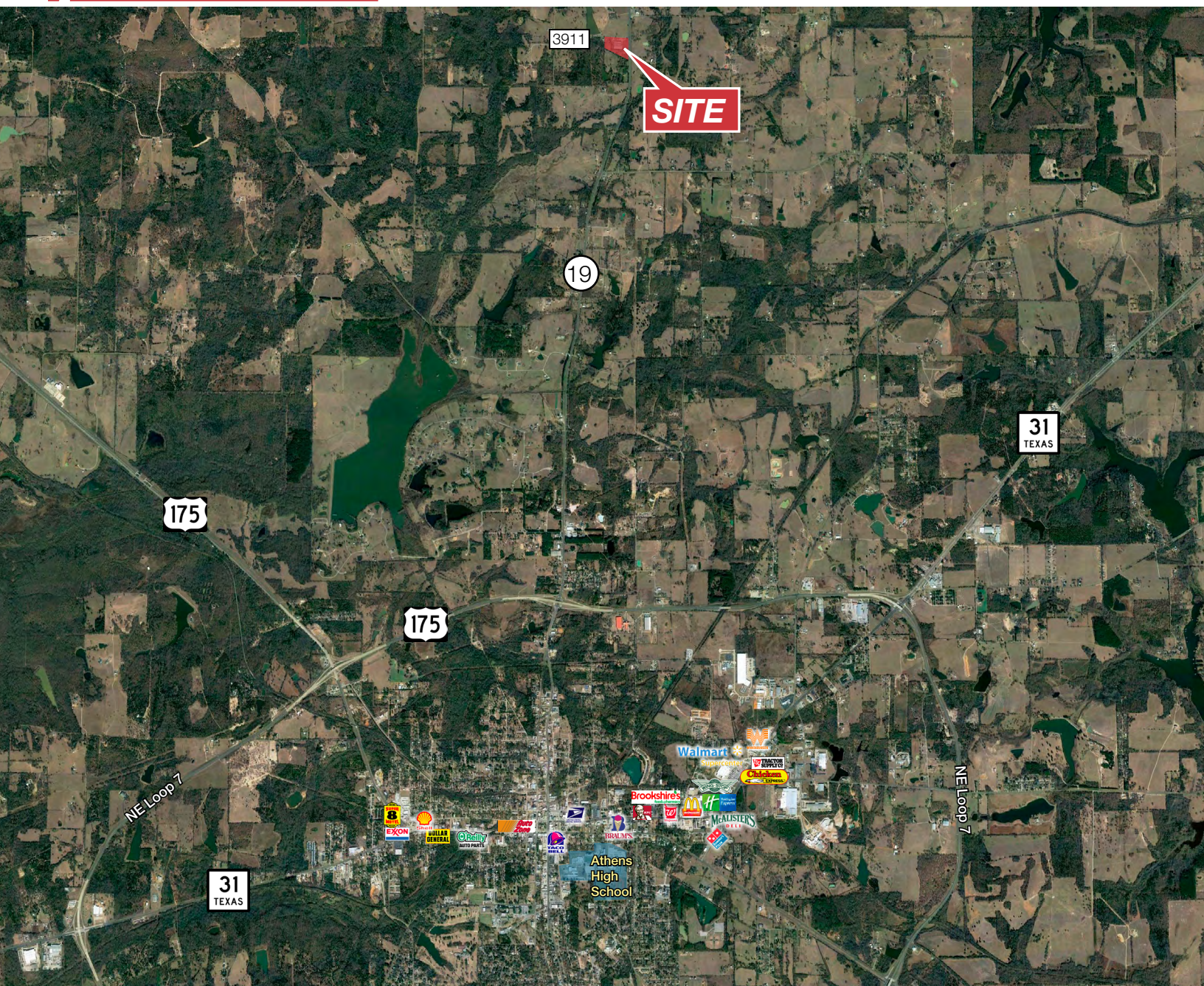
For Sale

82,500 SF

Texas Ragtime

4161 County Road 3911

Athens, Texas 75752



Demographics

	3 MILES	5 MILES	10 MILES
Total Population	1,048	3,611	26,236
Total Households	389	1,353	9,846
Average Household Size	2.70	2.60	2.60
Average Household Income	\$56,019	\$59,777	\$69,165

Source: CoStar 2022

Traffic Counts

• State Hwy 19 5,709 VPD

Source: CoStar 2020

For Sale

82,500 SF

Texas Ragtime

4161 County Road 3911

Athens, Texas 75752





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.

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:
 - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert Render	748915	rrender@nairl.com	214-256-7100
Sales Agent/Associate's Name	License No.	Email	Phone

Tenant/Seller/Landlord Initials

Date