



Property Summary

Price:	\$675,000
Building SF:	7,000
Lease Rate:	\$4,000/Mo
Lot Size:	0.99 Acres
Taxes:	Approximately \$11,000/Yr
Insurance:	Approximately \$6,000/Yr
Taxes + Insurance current:	\$1,491/Mo

Property Overview

OWNER FINANCING AVAILABLE

Former Aaron's Retail Store in Atlanta, Tx for sale or lease! Approximately a 7,000SF building sitting on just under an acre of land. Located directly on Hwy 59! Nearby Locations include DaVita Dialysis, ABC Auto Parts, Discount Wheel and Tire, Pizza Hut, Domino's Pizza, Best Western, and Tractor Supply.

Please copy and paste the following link into your web browser for a virtual tour of the property:

<https://my.matterport.com/show/?m=HfzrEPQUKqJ>

Location Overview

Located on Hwy 59 in Atlanta, TX.





Texas BBQ

DaVita Northeast Texas Dialysis

McKelvey St

ABC Auto Parts

Keili Ashbrook-Cumming

Flora Dr

Aaron's

Domino's Pizza

ECI (Electrical Components...)

59

Discount Wheel & Tire Pros

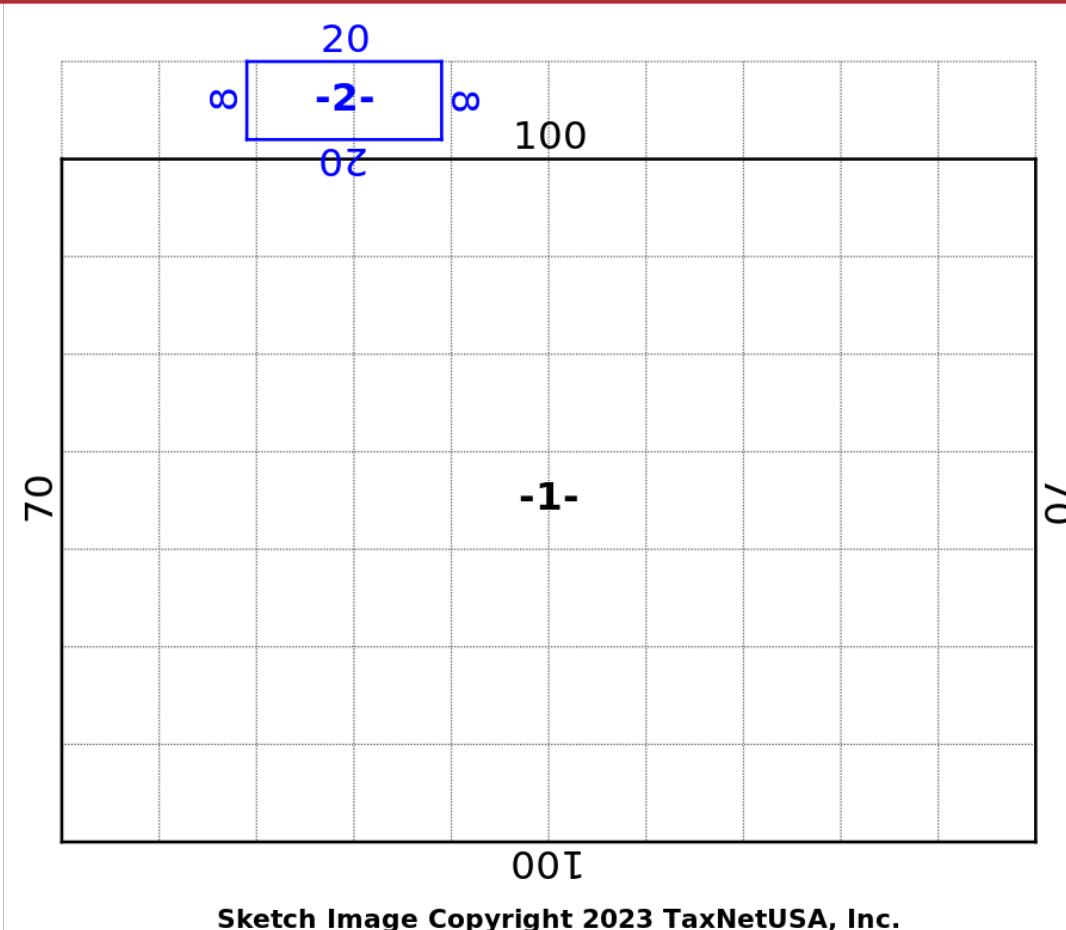
Pizza Hut

Sterling St

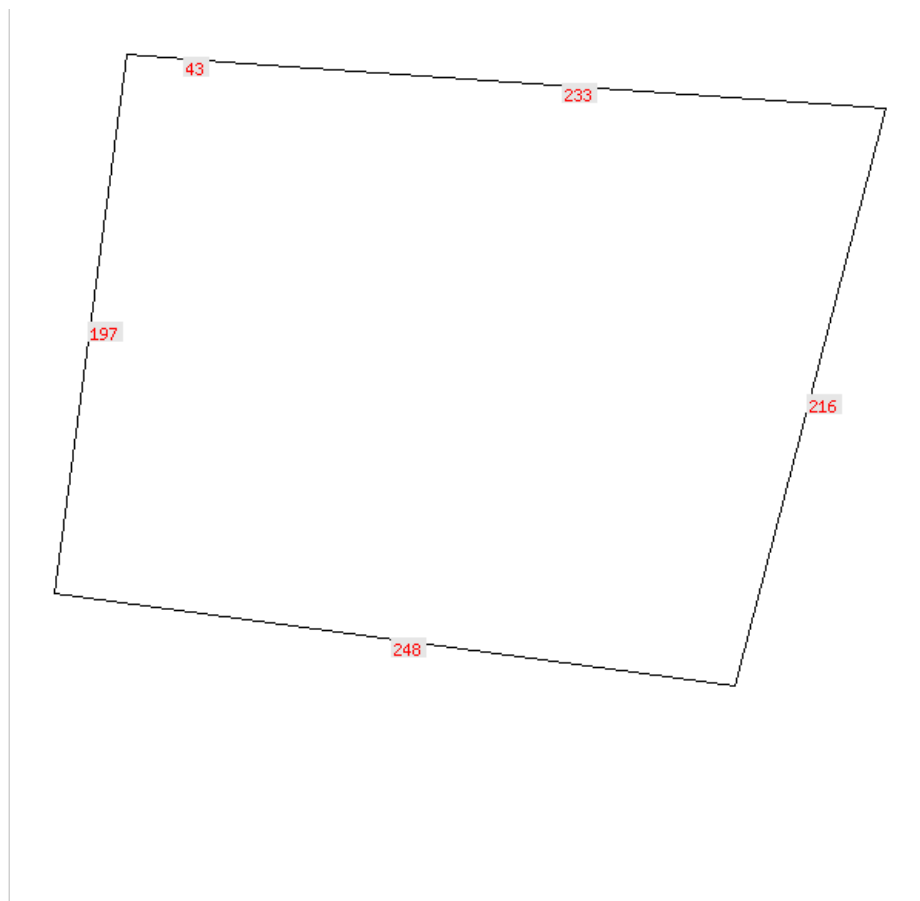
Jackson Hewitt Tax Service

Tractor Supply Co

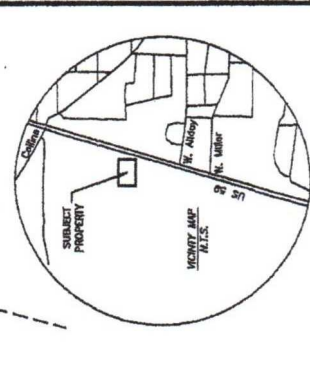
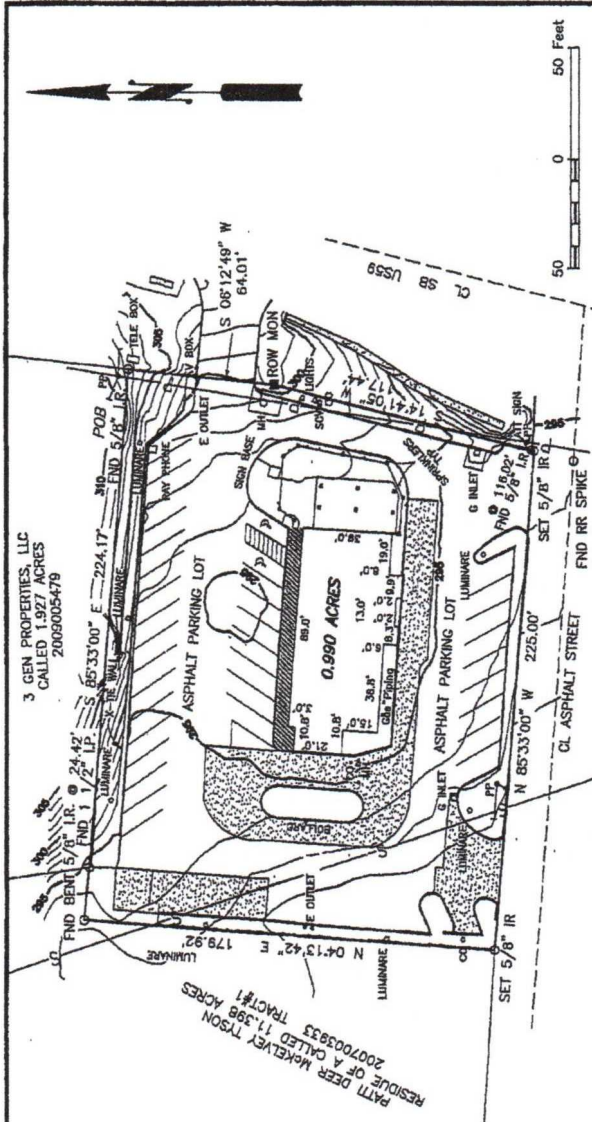
W Allday St



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Area: 53,465 sq. ft. Not intended for legal or engineering use.



Mainstream Development III LLC
 1421 Days Lane
 Sulphur, LA 70669

Collins Surveying & Mapping, Inc.
 603 West Main St.
 Atlanta, Texas 75551
 Phone: (903) 796-8227

Job Number: 9682

LEGAL DESCRIPTION
 0.990 Acre Tract

All that certain 0.990 acre tract of land in the J. J. Hudson Survey, A-471, in the City of Atlanta, Texas, containing all of the 0.990 acre tract and conveyed from W. J. Hudson, Trustee, to Mainstream Development III, LLC, by a plat recorded July 13, 2011, and recorded in Clerk's File Number 2011003533, of the Deed Records of Cass County, Texas, said 0.990 acre tract being more particularly described as follows:

BEGINNING at a found 5/8" iron rod for the northeast corner of this tract and being in the west right-of-way line of US 59, and being S 24°16' W 1390 feet from its intersection with Collins Road, also being the southeast corner of the called 1.927 acre tract conveyed to 3 GEN PROPERTIES, LLC as recorded in Clerk's File No. 2009005479 of the Official Records of Cass County, Texas;

THENCE S 06°12'49" W 64.01 feet with the east line of this tract and the solid west right-of-way to a found RDP monument;

THENCE S 14°41'05" W, with said right-of-way, passing a found 5/8" iron rod at 116.02 feet and continuing a total distance of 117.44 feet to a set 5/8" iron rod for the southeast corner of this tract and being the north side of the public street from US 59 to the Cass County Expansion Building;

THENCE N 85°33'00" W, with the north line of said street, 225.00 feet to a set 5/8" iron rod for the southwest corner of this tract and the southeast corner of the residue of a called 11.598 acre tract conveyed to Patti Deer Mckelvey Tyson as recorded in Clerk's File No. 2007003533 of the Official Records of Cass County, Texas;

THENCE N 04°13'42" E 179.92 feet to a found bent 5/8" iron rod for the northeast corner of this tract and an all corner of said Tyson tract;

THENCE S 85°33'00" E, passing a found 1-1/2" iron pipe at 24.42 feet for an all corner of said Tyson tract and the southeast corner of said 1.927 acre tract, continuing a total distance of 224.17 feet to the POINT OF BEGINNING, containing 0.990 acres of land, more or less.

TO: Mainstream Development III LLC and Trustmark National Bank

This is to certify that this Map or Plat and the Survey on which it is based were made in accordance with the "2011 MINIMUM STANDARD DETAILED REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6b, 7(c), 8, 9, 10a, 11d, 13, 14, 16, 17, 18, and 19, of Table A thereto.

Executed this 6th day of December, 2013.

**J. HUDSON SURVEY
 A-471
 CITY OF ATLANTA, TEXAS
 CASS COUNTY, TEXAS**

BEARING BASIS OPS CONUS 1983
 BEARING SURVEY
 NO EVIDENCE OF ANY CONSTRUCTION ACTIVITIES
 NO PROPOSED CHANGES TO STREETS
 UTILITIES SHOWN FROM EXISTING MARKINGS
 WATER LINE INFORMATION FROM CUB ENGINEERS
 THE NORTHEAST CORNER OF THIS TRACT BEING S 24°16' W 1390 FEET FROM THE INTERSECTION OF COLLINS RD. AND US 59

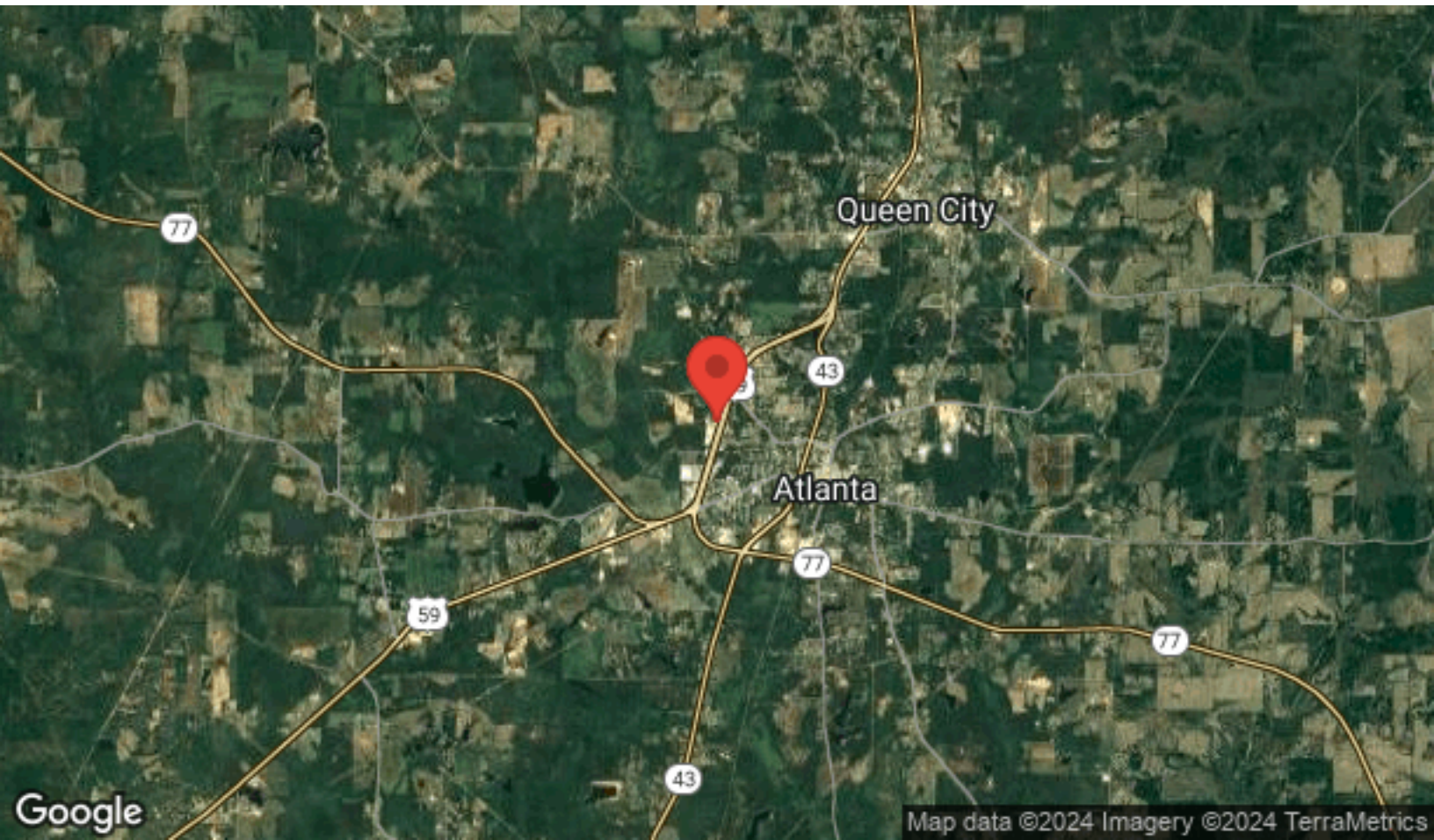
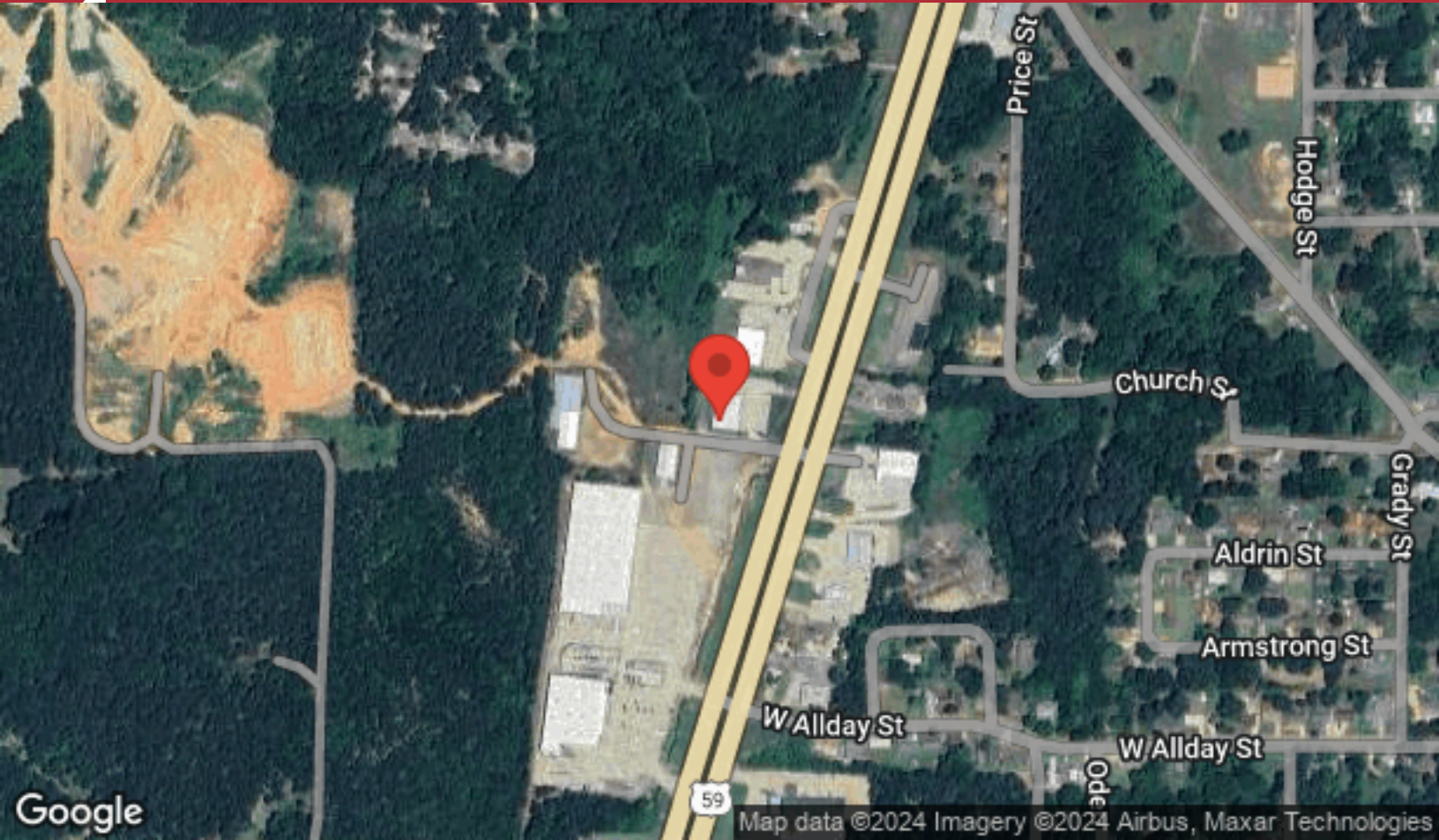
NOTE:
 SUBJECT PROPERTY CURRENTLY ZONED "C" COMMERCIAL
 "C-2" RESTRICTED TO 2-1/2 STORIES
 NO SETBACK RESTRICTIONS

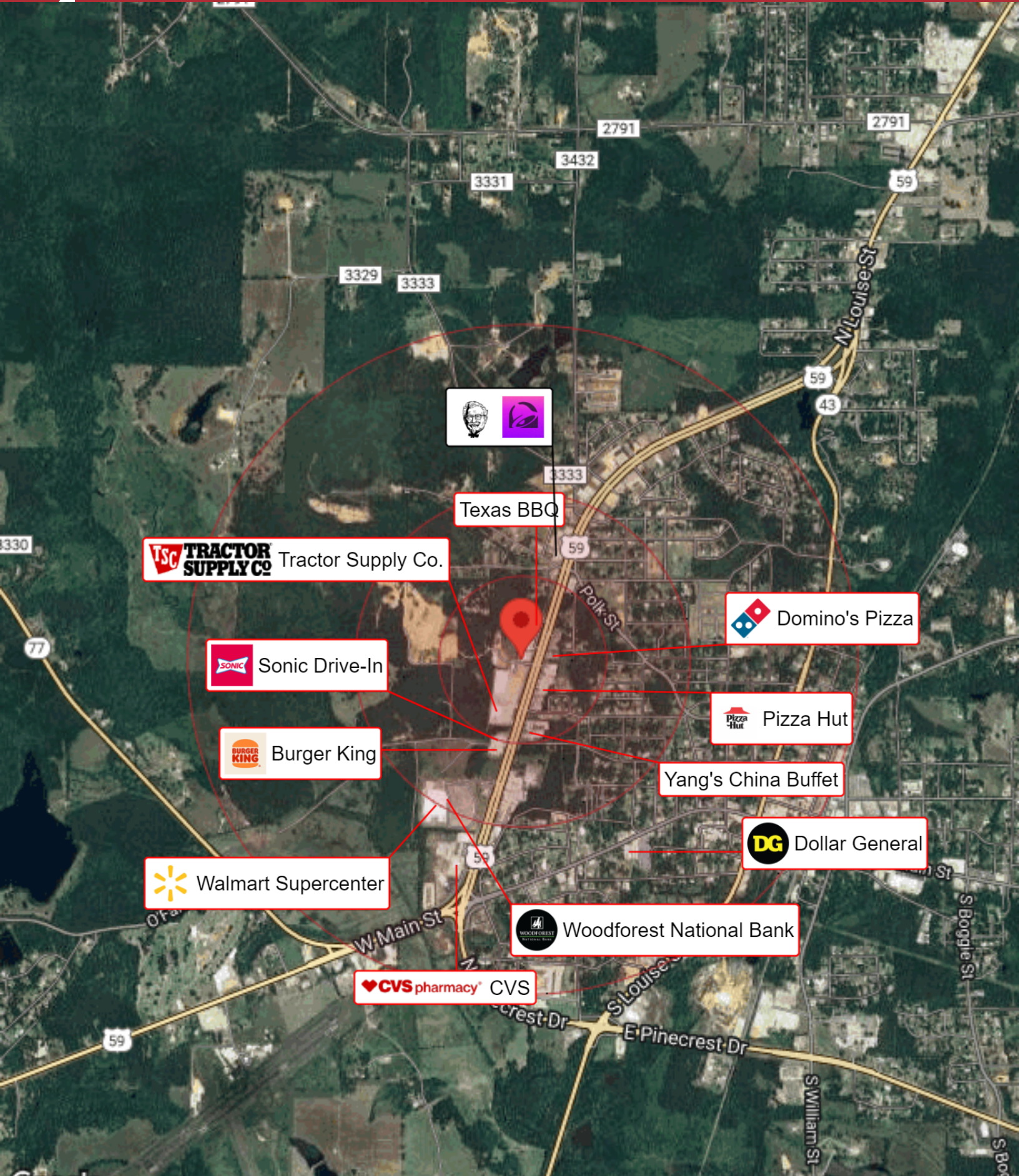


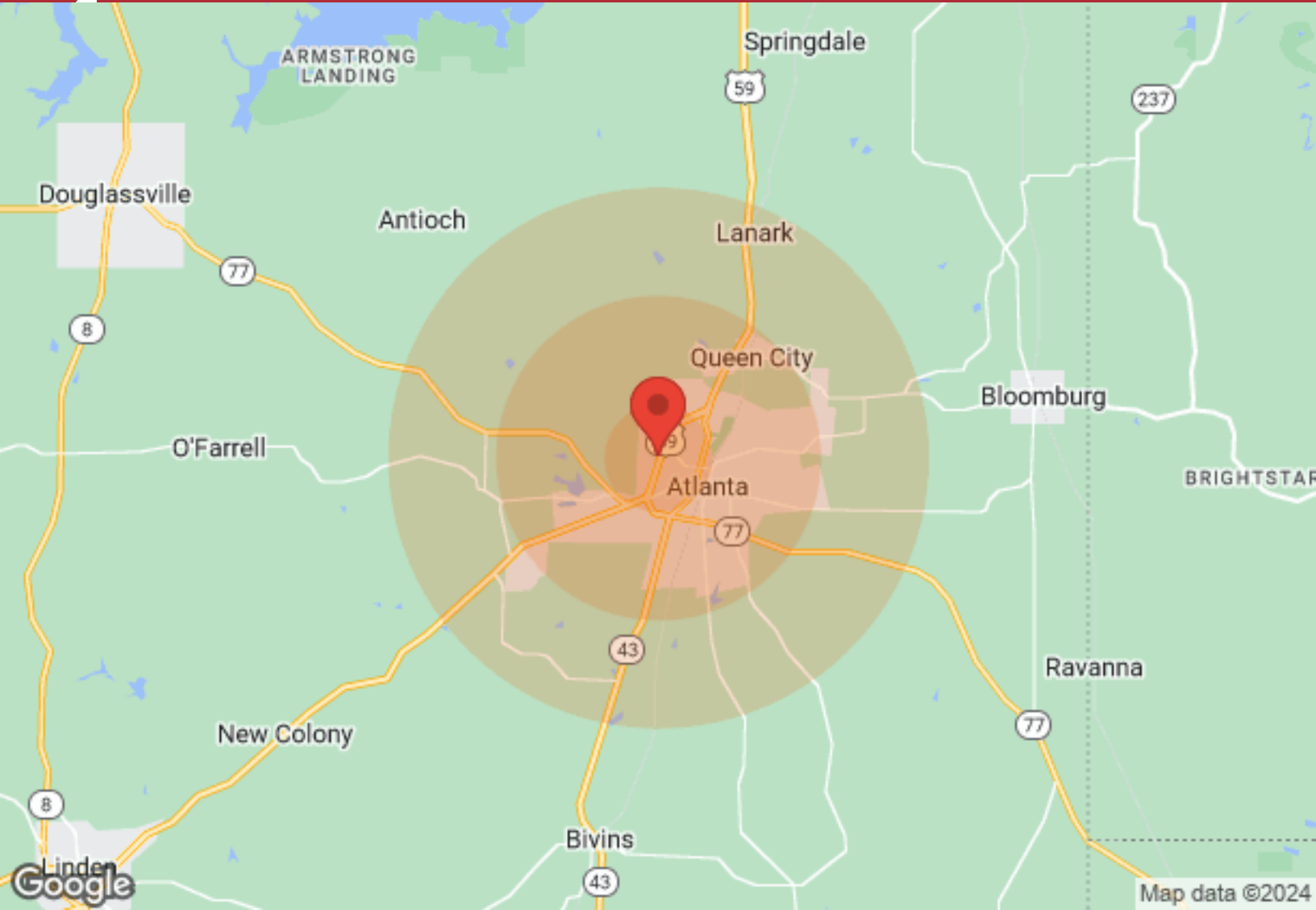
J. Bryan Brennon, Registered Professional Land Surveyor, do hereby certify that this Plat is true and correct according to a survey made upon the ground December 7, 2013

J. Bryan Brennon

R.P.L.S. #6188







Population	1 Mile	3 Miles	5 Miles
Male	523	2,723	4,310
Female	618	3,053	4,774
Total Population	1,141	5,776	9,084

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	219	1,216	1,793
Ages 15-24	194	942	1,401
Ages 25-54	433	2,114	3,304
Ages 55-64	124	624	1,057
Ages 65+	171	880	1,529

Race	1 Mile	3 Miles	5 Miles
White	468	4,062	7,059
Black	666	1,571	1,861
Am In/AK Nat	N/A	N/A	3
Hawaiian	N/A	N/A	N/A
Hispanic	20	153	196
Multi-Racial	14	268	304

Income	1 Mile	3 Miles	5 Miles
Median	\$24,130	\$36,122	\$36,473
< \$15,000	210	701	814
\$15,000-\$24,999	42	315	450
\$25,000-\$34,999	68	220	393
\$35,000-\$49,999	26	327	612
\$50,000-\$74,999	6	357	571
\$75,000-\$99,999	82	201	431
\$100,000-\$149,999	17	180	270
\$150,000-\$199,999	16	26	62
> \$200,000	N/A	20	50

Housing	1 Mile	3 Miles	5 Miles
Total Units	469	2,230	3,726
Occupied	403	1,940	3,266
Owner Occupied	265	1,210	2,315
Renter Occupied	138	730	951
Vacant	66	290	460

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.