



Athens Welding Shop

Versatile 2,800 Sq. Ft. Industrial Workshop on 2.3-Acre Property in Athens, TX for Lease



PROPERTY SUMMARY

A 2,800-square-foot industrial workshop is available for lease on a 2.3-acre property in Athens, TX. This versatile space is well-equipped, conveniently located, and offers ample room for various industrial or commercial activities. Competitive lease terms and scenic surroundings make it an attractive choice for businesses.

LOCATION

ADDRESS **6061 County Rd. #4628
Athens TX 75752**

COUNTY **Henderson**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	617	9,653	17,169
2022 Median HH Income	\$51,635	\$52,137	\$48,362
2022 Average HH Income	\$78,339	\$76,654	\$69,507







POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	614	8,598	15,469
2010 Population	644	9,449	16,917
2022 Population	617	9,653	17,169
2027 Population	606	9,693	17,388
2022 African American	64	1,119	2,367
2022 American Indian	3	71	149
2022 Asian	4	141	191
2022 Hispanic	90	2,138	4,693
2022 Other Race	38	989	2,383
2022 White	460	6,333	10,108
2022 Multiracial	48	991	1,959
2022-2027: Population: Growth Rate	-1.80 %	0.40 %	1.25 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	60	541	1,121
\$15,000-\$24,999	12	486	869
\$25,000-\$34,999	24	319	578
\$35,000-\$49,999	50	423	794
\$50,000-\$74,999	80	768	1,399
\$75,000-\$99,999	15	358	570
\$100,000-\$149,999	34	479	751
\$150,000-\$199,999	15	162	236
\$200,000 or greater	19	198	272
Median HH Income	\$51,635	\$52,137	\$48,362
Average HH Income	\$78,339	\$76,654	\$69,507

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	304	3,565	6,282
2010 Total Households	302	3,634	6,323
2022 Total Households	308	3,733	6,590
2027 Total Households	306	3,796	6,778
2022 Average Household Size	1.90	2.39	2.46
2000 Owner Occupied Housing	187	2,239	3,768
2000 Renter Occupied Housing	95	1,080	1,937
2022 Owner Occupied Housing	199	2,105	3,923
2022 Renter Occupied Housing	109	1,628	2,667
2022 Vacant Housing	20	340	753
2022 Total Housing	328	4,073	7,343
2027 Owner Occupied Housing	200	2,133	4,004
2027 Renter Occupied Housing	106	1,663	2,774
2027 Vacant Housing	22	356	749
2027 Total Housing	328	4,152	7,527
2022-2027: Households: Growth Rate	-0.65 %	1.70 %	2.80 %



Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	33	620	1,182
2022 Population Age 35-39	29	547	1,032
2022 Population Age 40-44	30	564	1,023
2022 Population Age 45-49	27	512	904
2022 Population Age 50-54	39	523	936
2022 Population Age 55-59	37	482	887
2022 Population Age 60-64	44	522	946
2022 Population Age 65-69	42	555	961
2022 Population Age 70-74	48	503	878
2022 Population Age 75-79	36	402	663
2022 Population Age 80-84	28	318	471
2022 Population Age 85+	30	346	485
2022 Population Age 18+	496	7,596	13,244
2022 Median Age	49	39	38

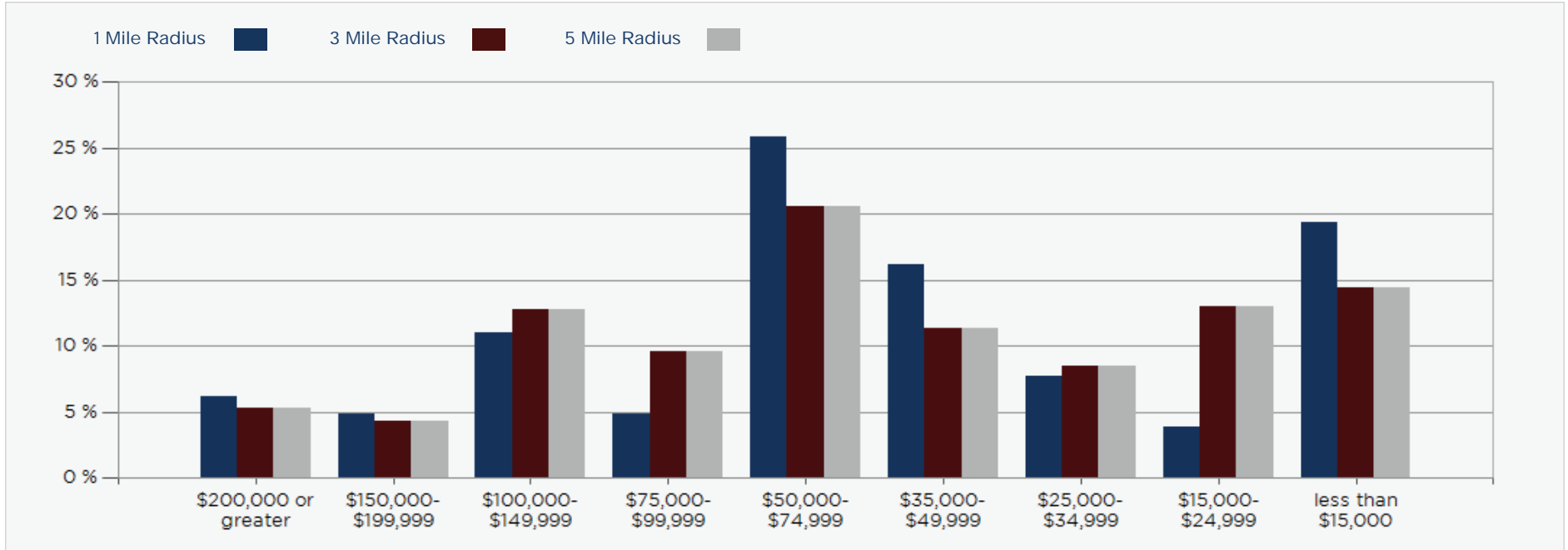
2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$57,115	\$53,515	\$48,232
Average Household Income 25-34	\$83,274	\$70,974	\$62,955
Median Household Income 35-44	\$59,275	\$62,439	\$56,484
Average Household Income 35-44	\$88,381	\$86,555	\$77,623
Median Household Income 45-54	\$64,574	\$66,006	\$58,398
Average Household Income 45-54	\$114,946	\$100,147	\$86,797
Median Household Income 55-64	\$50,478	\$54,818	\$51,320
Average Household Income 55-64	\$64,647	\$76,864	\$70,534
Median Household Income 65-74	\$50,513	\$50,850	\$46,424
Average Household Income 65-74	\$86,435	\$81,740	\$73,222
Average Household Income 75+	\$53,265	\$59,513	\$55,789

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	32	562	1,046
2027 Population Age 35-39	34	610	1,170
2027 Population Age 40-44	31	565	1,061
2027 Population Age 45-49	30	558	1,023
2027 Population Age 50-54	26	504	891
2027 Population Age 55-59	38	524	937
2027 Population Age 60-64	36	468	862
2027 Population Age 65-69	43	510	914
2027 Population Age 70-74	39	510	871
2027 Population Age 75-79	43	447	766
2027 Population Age 80-84	30	330	539
2027 Population Age 85+	34	375	538
2027 Population Age 18+	481	7,632	13,403
2027 Median Age	48	40	39

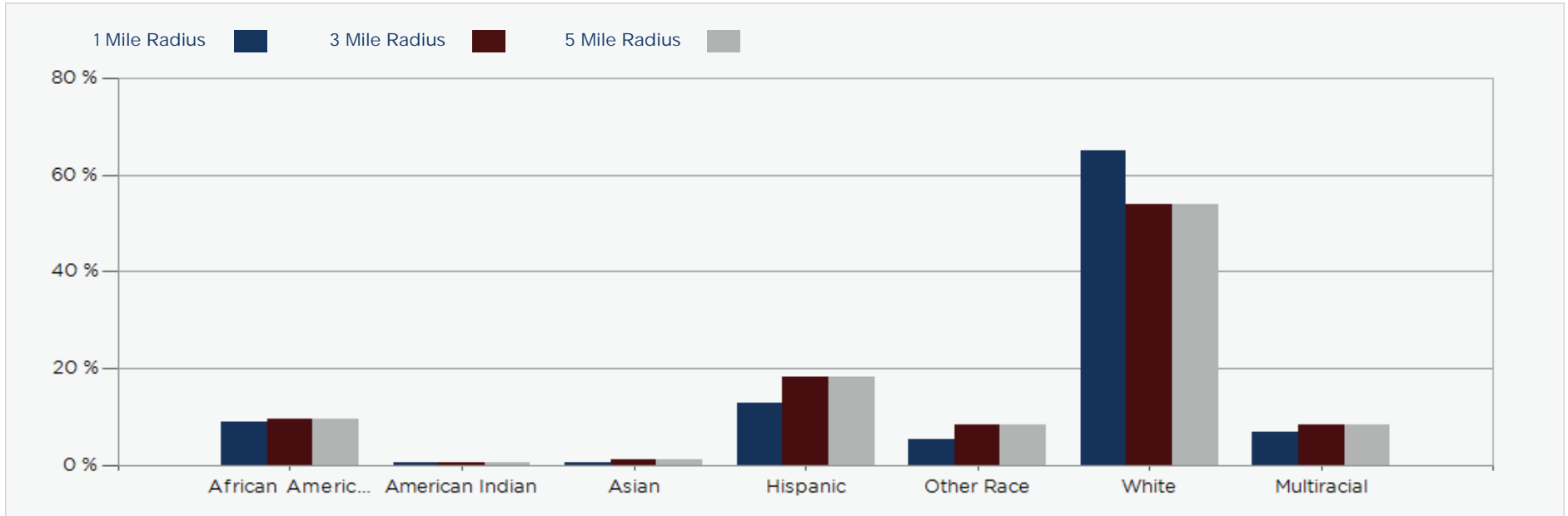
2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,164	\$56,369	\$51,065
Average Household Income 25-34	\$94,778	\$78,126	\$69,282
Median Household Income 35-44	\$60,274	\$66,461	\$59,818
Average Household Income 35-44	\$97,267	\$94,131	\$85,553
Median Household Income 45-54	\$73,155	\$74,286	\$63,516
Average Household Income 45-54	\$133,250	\$113,431	\$98,147
Median Household Income 55-64	\$53,516	\$60,527	\$55,349
Average Household Income 55-64	\$73,735	\$88,641	\$80,958
Median Household Income 65-74	\$54,361	\$56,199	\$52,062
Average Household Income 65-74	\$102,471	\$92,544	\$82,939
Average Household Income 75+	\$59,172	\$65,555	\$60,909



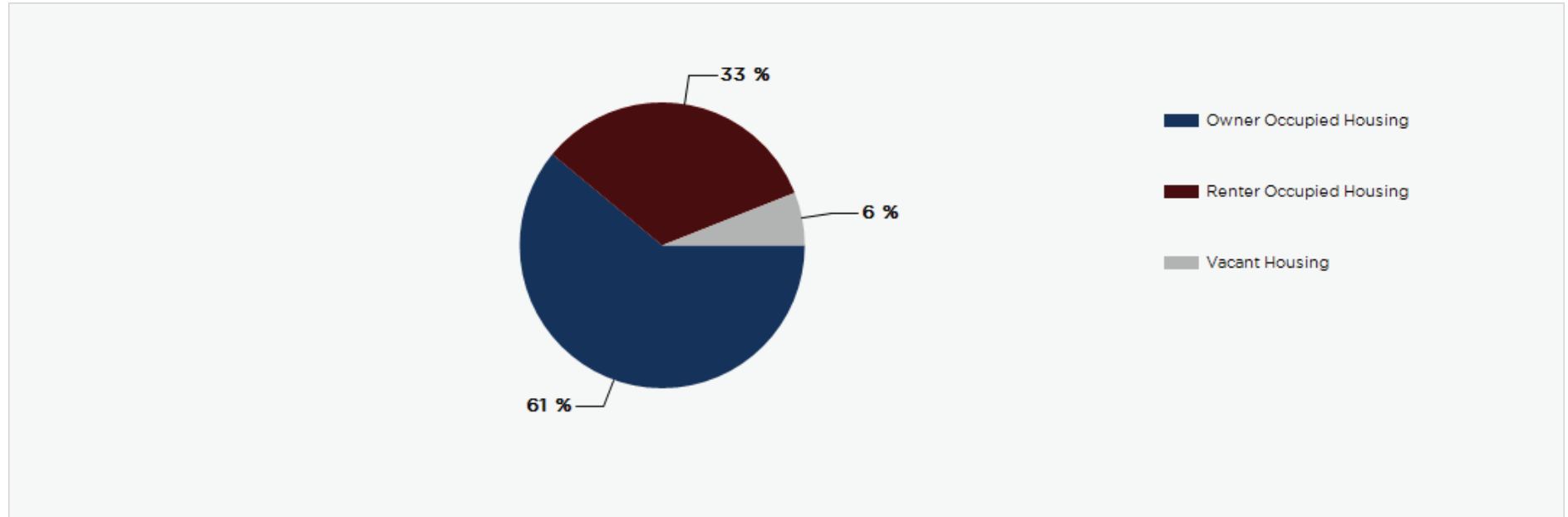
2022 Household Income



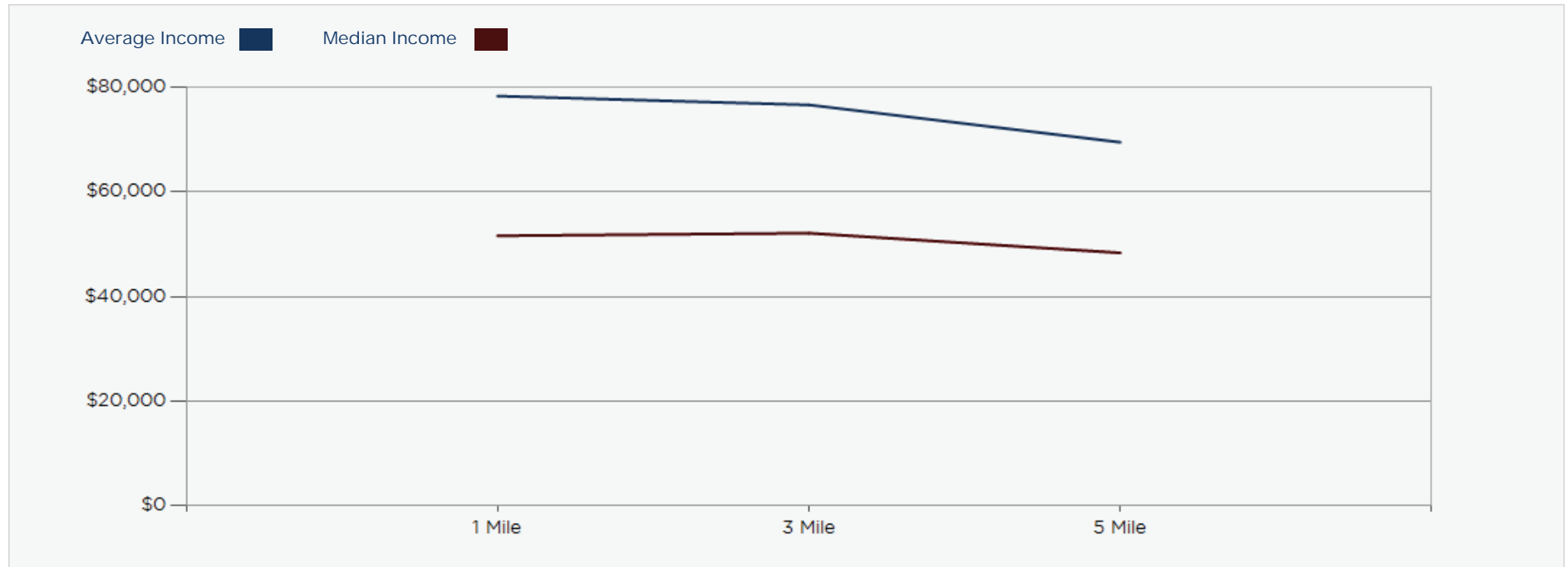
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



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