

Church/Flex Building Available

6467 FM 2494 Athens, Texas 75751



For Sale \$3,950,000

LANDBRIDGE
COMMERCIAL PROPERTIES

Brokerage | Management | Consulting

Don E. Carroll, Principal
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Property Type	Church/Flex/Industrial Building and Land
Number of Buildings	1
Square Footage	Approx. 44,300
Number of Floors	2
Land Area	Approx. 5.23 Acres



Athens is located on US Hwy 31, State Hwy 19 and Hwy 175, 36 miles west of Tyler, 34 miles north of Palestine, 68 miles southeast of Dallas and 24 miles south of I-20. Athens is well connected to all compass points of middle and East Texas via federal, state and county roads and about an hour's drive from the 5th largest metroplex in the U.S. Nearest commercial airport is in Tyler, Smith County, Texas.

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The original church building consists of (+/- 6,800SF) which is primarily brick and mortar was constructed in the Mid 80s. Administrative offices and workrooms are located in this portion of the building. The main sanctuary building and reception area is (+/- 37,500SF) consists of steel construction including exterior metal insulated panels and roof on a concrete slab. This portion of the building was constructed in the Late 90s.

The interiors in the main sanctuary building include a large open auditorium, classrooms, and large commercial kitchen. Two additional smaller kitchen areas are located in the building. Adequate restroom facilities located throughout the building.

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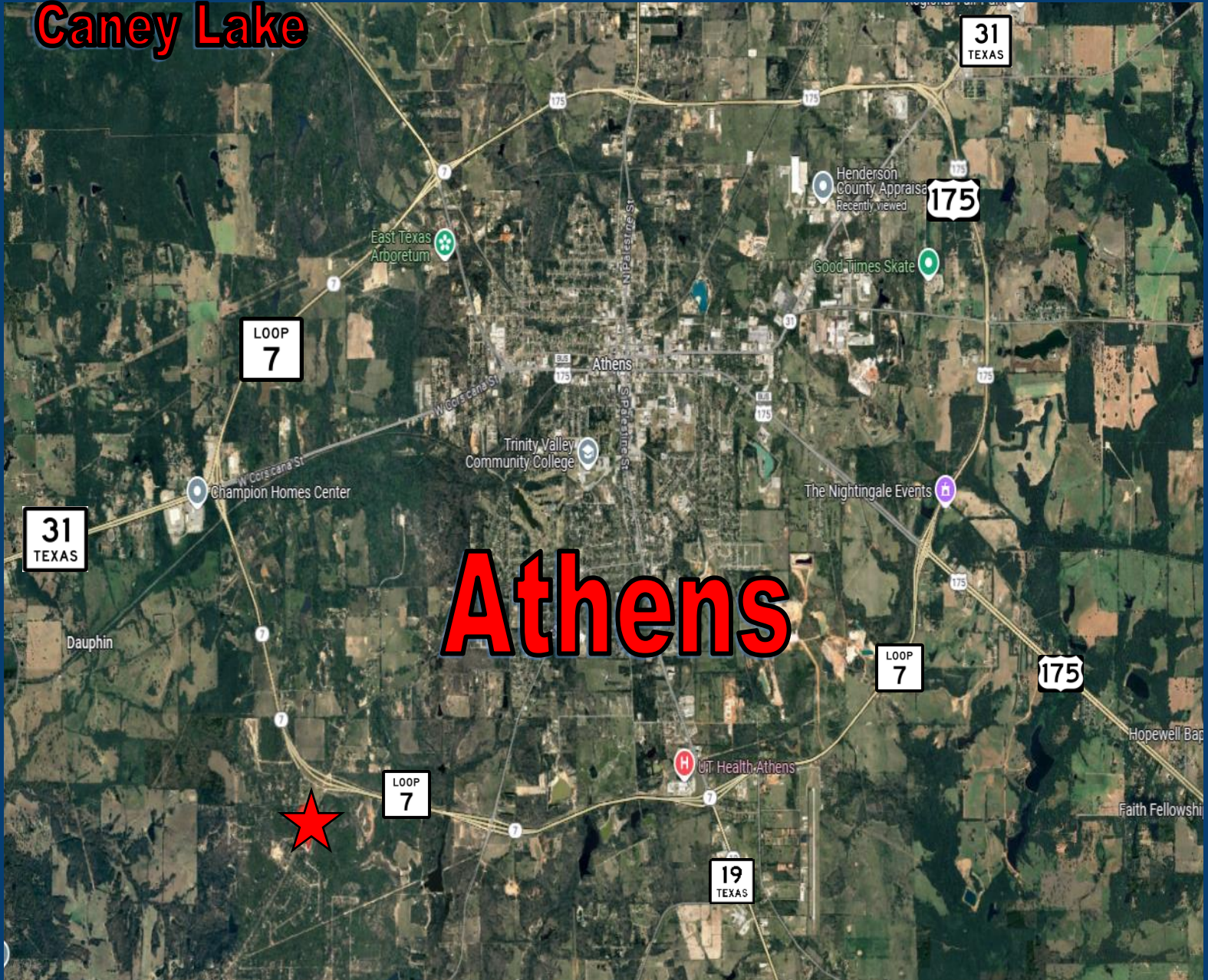
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Caney Lake



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Information About Brokerage Services

11-2-2015

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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Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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Information Ab

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