

# ATHENS OFFICE SUITES | FOR SALE

707 & 709 N PALESTINE ST, ATHENS, TX 75751



## VIDEO

### Property Description

Investment Opportunity for two commercial buildings in North Athens on Highway 19. The 707 building is 3,120 square feet (sf) with 11 private offices, large kitchen, 2 ADA restrooms, furnished lobby, conference room, copy room and courtyard. Fully renovated in 2023. Eight out of 9 nine offices are currently leased. Both buildings have new roofs as of 2/2024. The 709 building is 1,600 sf with 6 private offices, kitchen area, 2 ADA restrooms, conference room, open lobby area from front to back of space and currently leased.

### Property Highlights

- 4,928 SF office building
- Zoned for commercial use
- Prime location in Athens area
- 80% occupancy rate

### FOR MORE INFORMATION:



**HERBERT MELTON**

832.326.0045

HERBERT@TX-CRG.COM

### Offering Summary

Sale Price:	\$595,000
Lot Size:	6,578 SF
Building Size:	4,928 SF
NOI:	\$4,950.00
Cap Rate:	0.83%

### Demographics

	1 Mile	5 Miles	10 Miles
Total Households	863	6,156	12,340
Total Population	2,444	15,221	28,115
Average HH Income	\$29,397	\$51,853	\$54,042

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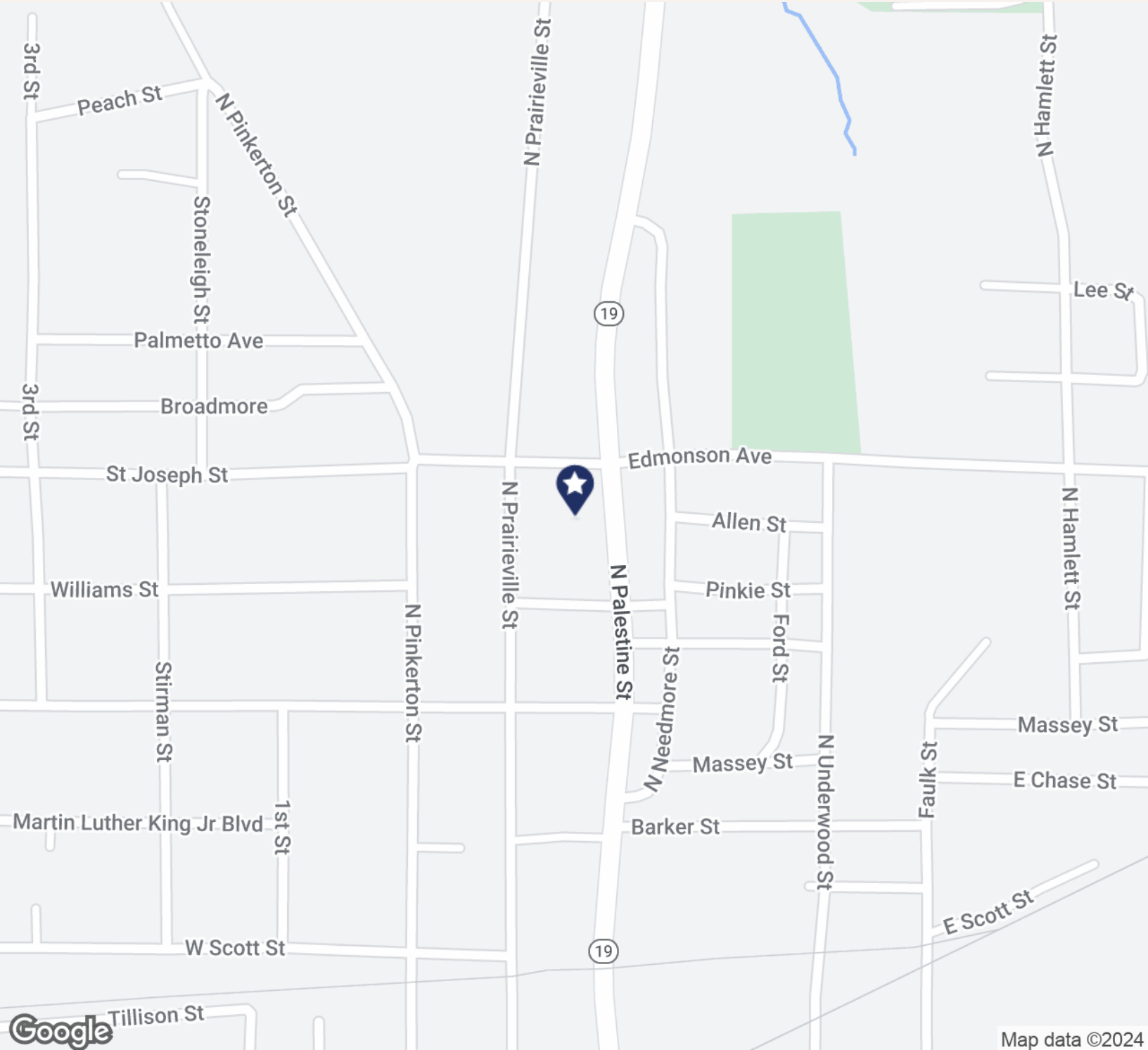
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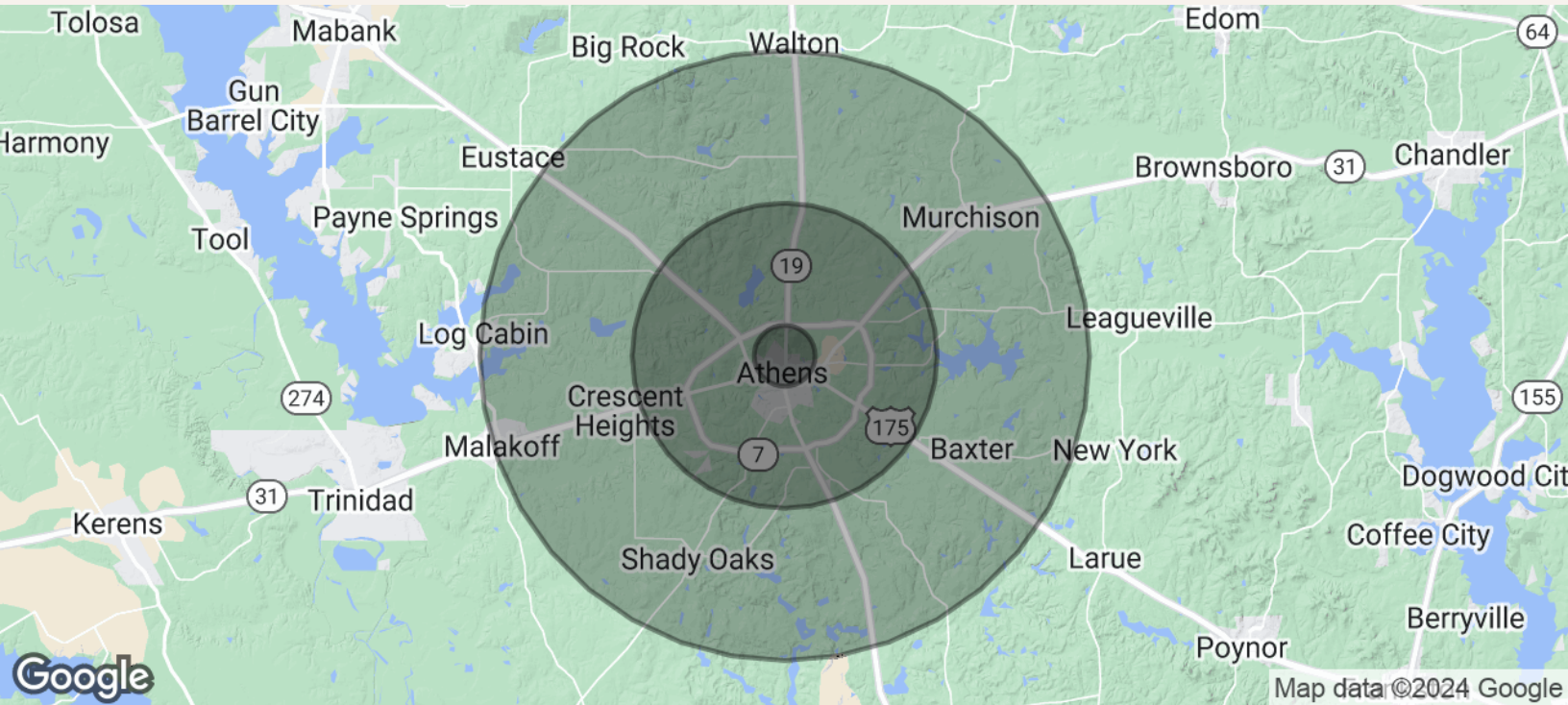
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Population	1 Mile	5 Miles	10 Miles
Total Population	2,444	15,221	28,115
Average Age	29.1	38.8	40.6
Average Age (Male)	20.5	34.5	37.4
Average Age (Female)	32.3	41.8	42.6
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	863	6,156	12,340
# of Persons per HH	2.8	2.5	2.3
Average HH Income	\$29,397	\$51,853	\$54,042
Average House Value	\$56,262	\$118,890	\$145,553

\* Demographic data derived from 2020 ACS - US Census

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