

Industrial Outdoor Storage

1504 W Corsicana St
Athens, TX 75751

±5.4-Acre Industrial Outdoor Storage Site with DFW Reach — The property totals 5.4 acres (±235,224 SF) improved with a 24,821 SF masonry building, located in Athens at the western edge of the city along Business SH 31. Building coverage runs just 10.6%, leaving roughly 4.8 acres of fenced, concrete-surfaced yard — the defining component of the asset. Athens sits about 70 miles southeast of downtown Dallas via U.S. 175, closer to DFW than to any other major metro, letting a user or tenant serve Metroplex routes at East Texas land pricing.

Functional Improvements, Ready for a User — Most recently occupied by Brightspeed, the building offers 23' clear height, three exterior docks, masonry construction, and surface parking, zoned Real Commercial (F1). The concrete yard is fully fenced and secured, which is the hardest element of an IOS site to replicate and the piece that typically cannot be built new at this basis. A buyer steps into an improved, operating-ready site rather than a raw yard requiring paving, fencing, and entitlement.

Positioned on Business SH 31 West of Downtown — The site fronts West Corsicana Street, the primary east-west route through Athens, west of the downtown square and minutes from the SH 31 / Loop 7 interchange. Loop 7 rings the city and carries U.S. 175, SH 19, and SH 31 around Athens, putting Dallas, Tyler, Corsicana, and Palestine on direct four-lane routes from the property. That access supports contractor, fleet, equipment, materials, and service-yard users drawing from across Henderson County and the surrounding region.

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For Sale

OFFERING SUMMARY	
Suggested List Price	\$1,950,000
Building SF	24,821 SF
Land Acres	5.40 Acres
Price / Acre	\$365,000
Land SF	235,224 SF
Docks	3 Exterior
Construction	Masonry
Zoning	Real Commercial (F1)
Clear Height	23'
Fenced	Yes
Yard Surface	Concrete
Coverage Ratio	10.6%
Building Type	Industrial Manufacturing
Parking	Surface Available
Previous User	Brightspeed

Scarce Yard Product at a Land Basis Below Metro Pricing — At \$1,950,000, the ask prices to \$365,000 per acre, or \$8.29 per land square foot, with the 24,821 SF building included at roughly \$78.56 per building SF. Improved, fenced, concrete-surfaced yard acreage of this size is limited in the Athens market, where most comparable inventory is either unpaved, unfenced, or tied to owner-occupants and not available. Buyers acquiring similar IOS product in the DFW industrial submarkets are generally paying multiples of this land basis.



Connectivity Without Metro Pricing — U.S. 175 runs northwest to Dallas, SH 31 runs east to Tyler roughly 35 miles away, and Loop 7 distributes traffic around the city without routing trucks through the downtown square. The site captures Athens’ local industrial demand while remaining within a reasonable drive of Metroplex customers.

User or Investor Flexibility — The improvements suit a single occupant, while the yard depth and coverage ratio allow an owner to occupy the building and lease surplus yard, or lease the whole site to a fleet, contractor, or storage tenant. The low coverage ratio also preserves room for additional yard improvements or building expansion within the existing site.

Established Industrial and Employment Base — Athens is the seat of Henderson County and supports a real manufacturing economy for its size. Medical device makers Argon Medical and Biometrics account for over 900 jobs locally, supported by sterilization services such as Steritec, and other major employers include HVAC Manufacturing, Red Dot Buildings, Schneider Electric, and CHRISTUS Trinity Mother Frances. UT Health East Texas is the largest employer in the city, with more than 550 doctors, nurses, and staff. Trinity Valley Community College and Athens ISD anchor the local labor pipeline.

