



RIVERSTONE
COMMERCIAL REAL ESTATE

SEC TX-7 LOOP & FM 2494

ATHENS, TX 75751



PROPERTY DESCRIPTION

Nestled at the bustling intersection of Loop 7 and FM 2494 in Athens, Texas, these expansive lots offer a rare opportunity for both residential and commercial development. Spanning 135 acres, this versatile property boasts natural beauty and modern convenience, making it an ideal canvas for your dream home or lucrative ventures.

With frontage/access to a sprawling 20+-acre lake, outdoor recreational opportunities abound, enhancing its appeal to residents and visitors. Surrounded by dense woodland, the property provides coveted privacy and seclusion, a rare find in today's world.

Positioned in a prime location with easy access to amenities, including retail centers and restaurants, this offering is a prized gem in both residential and commercial real estate. Don't miss out on this exceptional opportunity for enduring value!

PROPERTY HIGHLIGHTS

- Frontage/Access to the 20+ Acre Lake
- Less Than 1-hour Drive to Dallas, Texas
- Heavily Wooded Lots Makes for Great Privacy
- Close Proximity to UT Health Athens
- Quick Access to TX-7 Loop
- Cross Roads Independent School District
- Adjacent ±21 Acres Also Available

OFFERING SUMMARY

Sale Price:	\$1,825,000
Lot Size:	135 Acres



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JARRED TAYLOR
Managing Director - Partner

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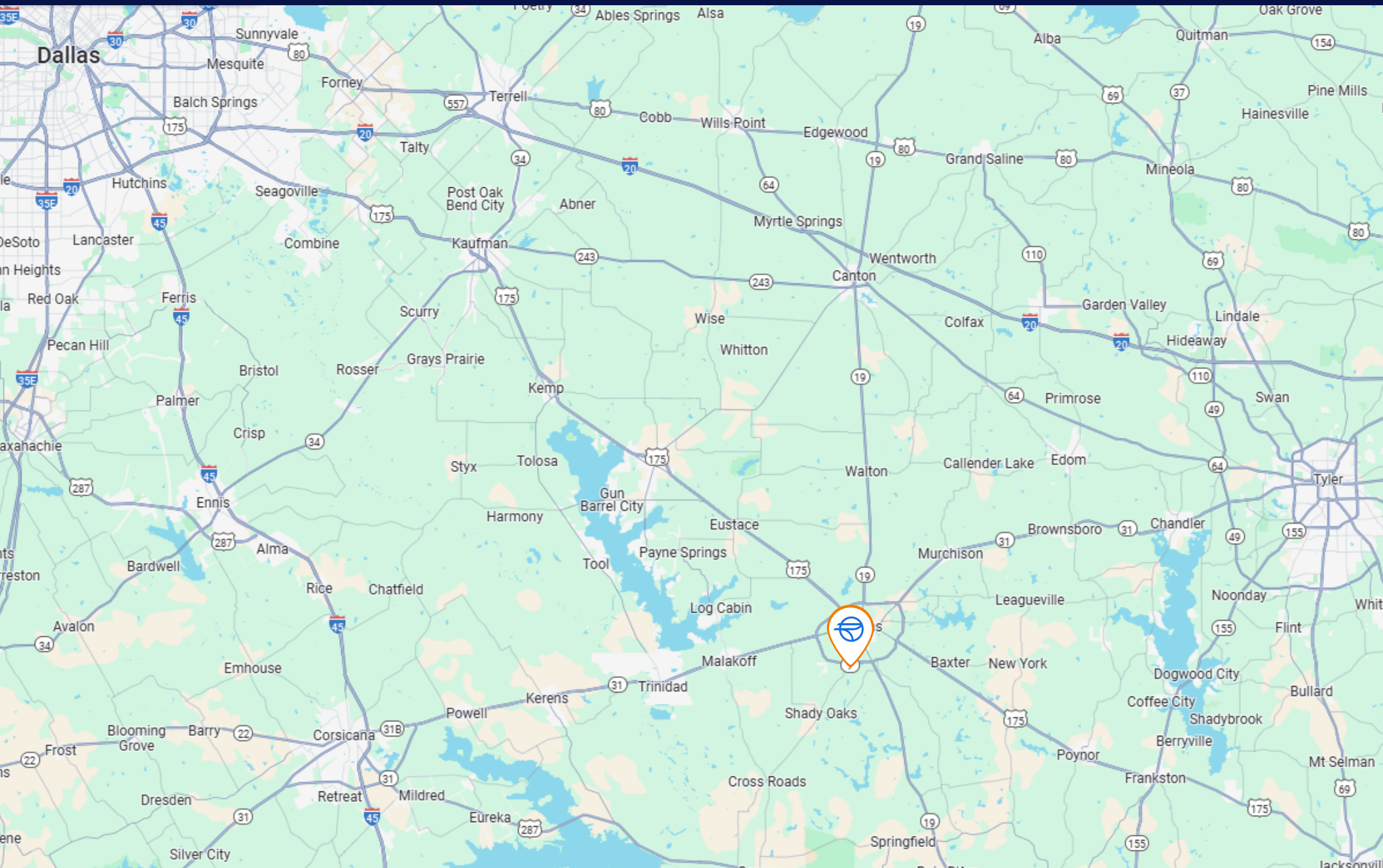


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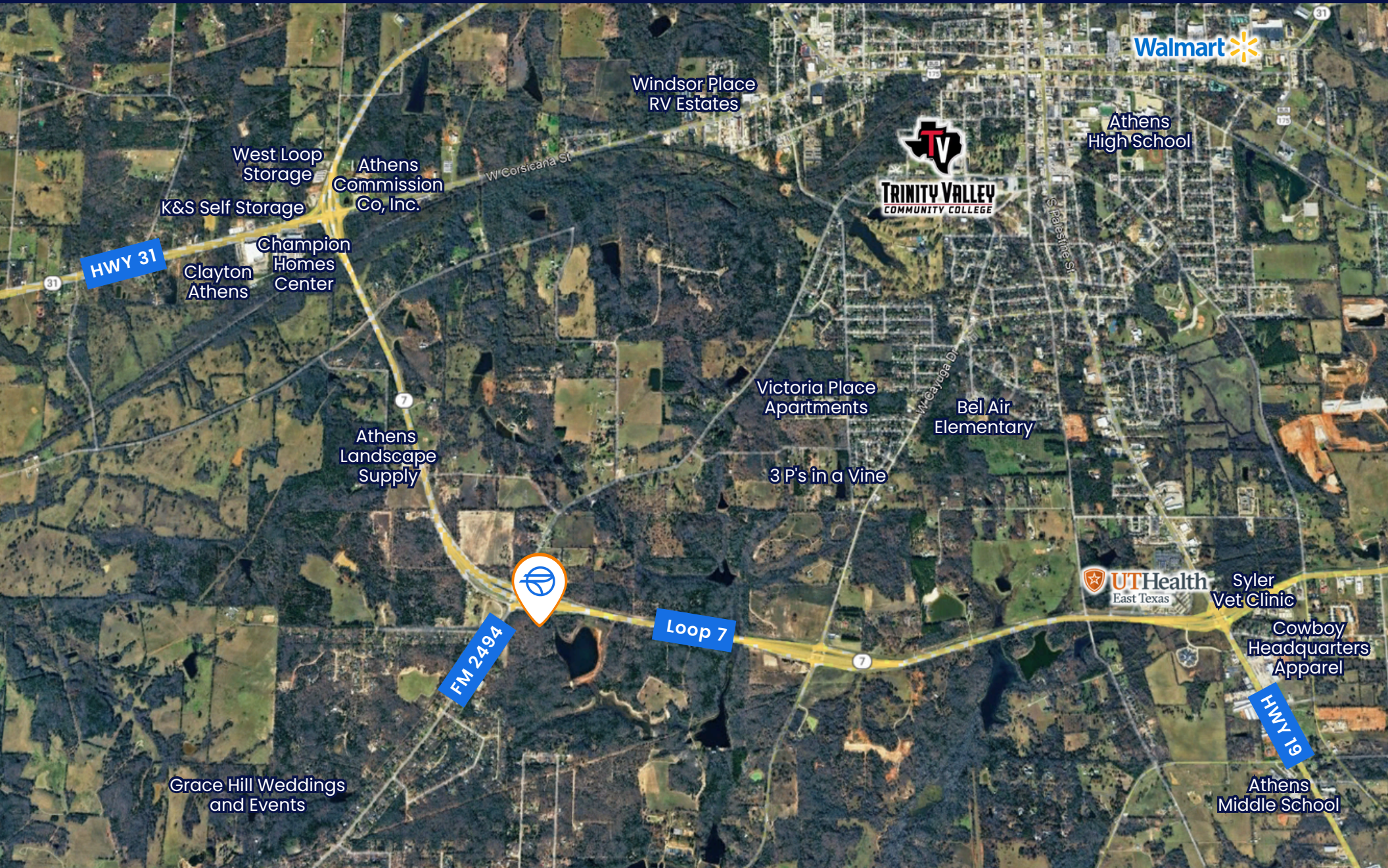
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INFORMATION ABOUT BROKERAGE SERVICES

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.

Riverstone Companies, LLC

Licensed Broker / Broker Firm Name
or Primary Assumed Business Name

James Jones

Designated Broker of Firm

Licensed Supervisor of Sales Agent/
Associate

Jarred Taylor

Sales Agent/Associate's Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date