



For Sale on Market

**\$495,000**

Call 7133771022 Today!

## 0 LP 7, ATHENS, TX 75751

Excellent location for a business with a high traffic count. This 3.5 acres is level with approximately 345' feet of frontage along North East Loop 7. Situated between State Highways 31 and 19. Conveniently located only 73 miles SE of Dallas.



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

### GENERAL DESCRIPTION

**Property Type:** Residential Lots

**Style:** Other

**Lotsize:** 153,723

**MLS# / Area:** HCBRTX-97952

**Listing Broker**  
Echols Real Estate Associates

0 Lp 7, Athens, TX 75751

Visit <https://www.har.com/HCBRTX-97952> for more information