

Athens Village Shopping Center NOW LEASING

1111 E. Tyler Street | Athens, Texas



Property Details

- Strong tenant lineup: Burke's Outlet, Dollar General, Snap Fitness, H&R Block & more
- High-visibility retail center on a major traffic corridor
- Easy access + storefront & surface parking
- Professionally managed with steady foot traffic
- 2026 NNN estimated at \$3.79/SF

Façade & Pylon Signage Available
High Traffic Counts, Approx.
17,645 VPD per 2020 TxDOT
Neighboring Businesses

Include: Walmart Supercenter,
Brookshire's, Cinemark Cinema,
Holiday Inn Express, Urgent
Care, McDonald's, Applebee's,
Jalapeño Tree, Starbuck's &
Walgreen's

LANDBRIDGE
COMMERCIAL PROPERTIES

Brokerage | Management | Consulting

Don E. Carroll,

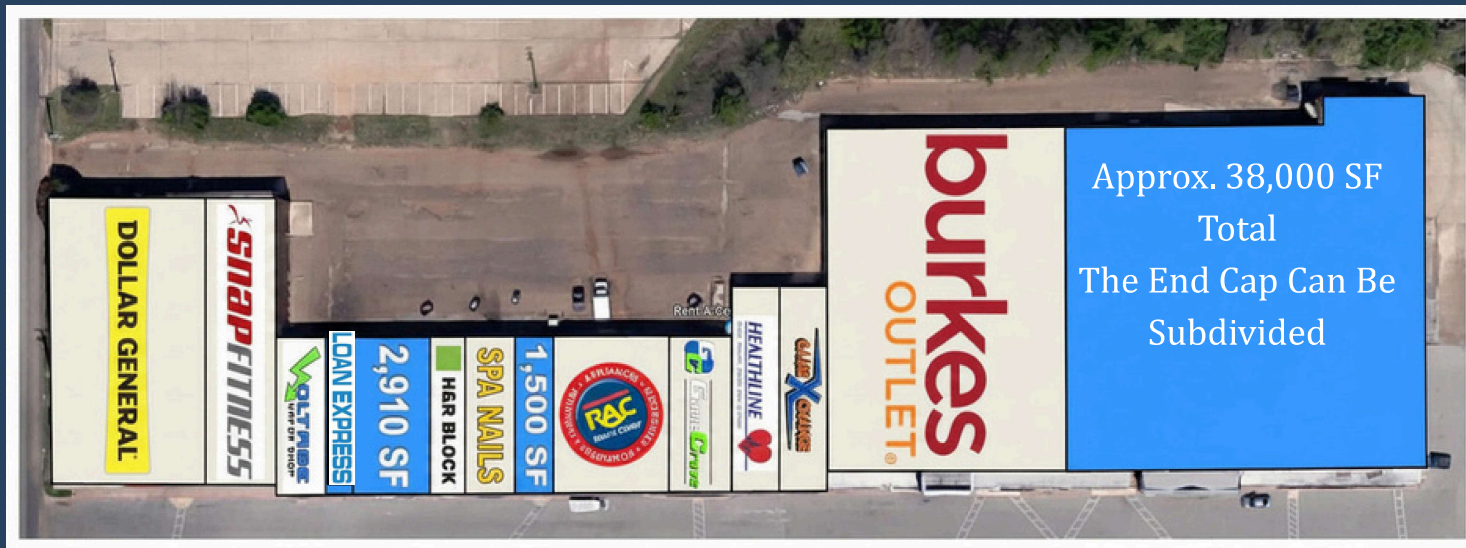
Principal

903.561.9527 (O) 903.561.8325 (F)

don@LandbridgeCommercial.com

www.landbridgecommercial.com

The information contained herein was obtained from sources believed to be reliable; however, Landbridge Commercial Properties makes no guarantees, warranties or representations as to completeness or accuracy thereof. The presentations of this property for sale, rent, or exchange is subject to errors, omissions, change of price or conditions of prior sale or lease, or withdrawal without notice.



Suite 109

Space Size Approx. 2,910 Sq. Ft.
 Rental Rate \$12 SF/Year NNN
 Space Details Former Factory Connecon.

Suite 115

Space Size Approx. 1,500 Sq. Ft.
 Rental Rate \$12 SF/Year NNN
 Space Details Former jewelry store. Located in-between Spa Nails & Rent-A-Center

Suite 127-B

Space Size Approx. 35,800 Sq. Ft.
 Rental Rate \$8.50SF/Year NNN
 Space Details Former Bealls & Bealls Shoes. Could be demised down to 28,184 SF



NOT FOR REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION

DATE: 08/26/22
THIS SEAL, WHEN PLACED ON THIS DOCUMENT, IS NOT VALID WITHOUT AN AUTHORIZED
SIGNATURE.
EXPIRES: MARCH 2023

STATEMENT OF OVERSIGHT
THIS ELECTRONIC DOCUMENT HAS BEEN RELEASED
UNDER THE AUTHORITY OF TEXAS
REGISTERED PROFESSIONAL ARCHITECTS,
REGISTERED PROFESSIONAL ENGINEERS,
REGISTERED PROFESSIONAL LAND SURVEYORS,
REGISTERED PROFESSIONAL INTERIORS
DESIGNERS, AND REGISTERED PROFESSIONAL
SCAPE ARCHITECTS. THE SEAL OF THE
REGISTERED PROFESSIONAL ARCHITECTS
REGISTERED PROFESSIONAL ENGINEERS,
REGISTERED PROFESSIONAL LAND SURVEYORS,
REGISTERED PROFESSIONAL INTERIORS
DESIGNERS, AND REGISTERED PROFESSIONAL
SCAPE ARCHITECTS IS REQUIRED TO BE
PLACED ON THIS DOCUMENT TO VALIDATE
THE USE OF THIS DOCUMENT FOR ANY
PURPOSE. THE SEAL OF THE REGISTERED
PROFESSIONAL ARCHITECTS IS REQUIRED TO
BE PLACED ON THIS DOCUMENT TO VALIDATE
THE USE OF THIS DOCUMENT FOR ANY
PURPOSE. THE SEAL OF THE REGISTERED
PROFESSIONAL ENGINEERS IS REQUIRED TO
BE PLACED ON THIS DOCUMENT TO VALIDATE
THE USE OF THIS DOCUMENT FOR ANY
PURPOSE. THE SEAL OF THE REGISTERED
PROFESSIONAL LAND SURVEYORS IS
REQUIRED TO BE PLACED ON THIS
DOCUMENT TO VALIDATE THE USE OF THIS
DOCUMENT FOR ANY PURPOSE. THE SEAL
OF THE REGISTERED PROFESSIONAL
INTERIORS DESIGNERS IS REQUIRED TO
BE PLACED ON THIS DOCUMENT TO
VALIDATE THE USE OF THIS DOCUMENT
FOR ANY PURPOSE. THE SEAL OF THE
REGISTERED PROFESSIONAL SCAPES
ARCHITECTS IS REQUIRED TO BE PLACED
ON THIS DOCUMENT TO VALIDATE THE
USE OF THIS DOCUMENT FOR ANY
PURPOSE.

STATEMENT OF JURISDICTION
THE TEXAS BOARD OF ARCHITECTURE,
ENGINEERING, LAND SURVEYING, INTERIOR
DESIGN, AND SCAPES ARCHITECTURE
HAS REVIEWED THIS DOCUMENT AND
OVERSEEN COMPLIANCE WITH THE
PROFESSIONAL PRACTICES OF PERSONS
REGISTERED AS ARCHITECTS IN TEXAS.

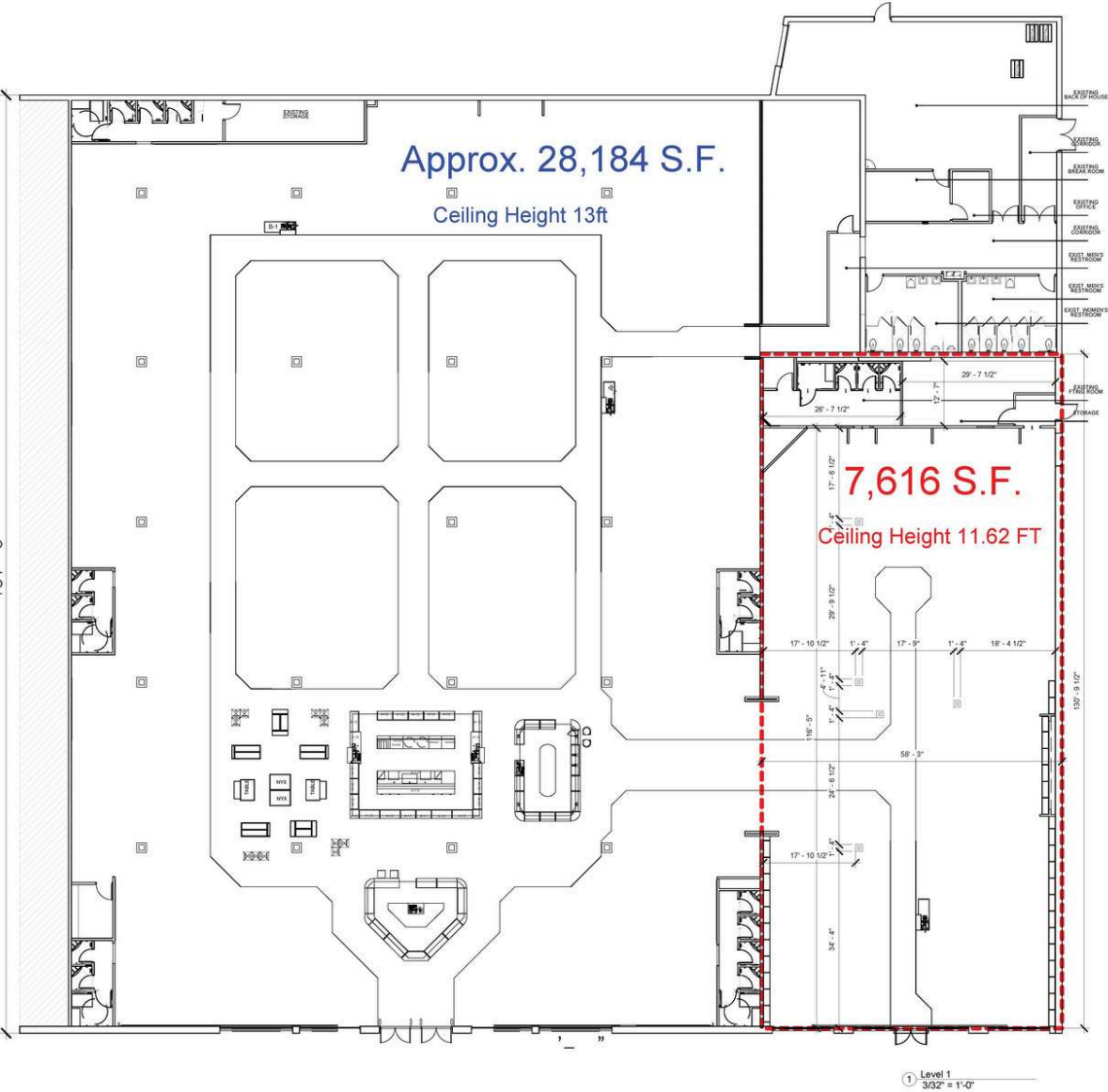
STATEMENT OF COPYRIGHT
ALL REPORTS, PLANS, SPECIFICATIONS,
CONSTRUCTION DOCUMENTS, AND OTHER
INFORMATION PROVIDED BY THE
ARCHITECT AS INSTRUMENTS OF SERVICE
ARE THE PROPERTY OF THE ARCHITECT.
THE ARCHITECT SHALL RETAIN THE
ALL COPYRIGHTED MATERIALS AND
OTHER INFORMATION PROVIDED BY THE
ARCHITECT. THE ARCHITECT SHALL NOT
COPYRIGHT THESE SETS OF
CONSTRUCTION DOCUMENTS AND SHALL
NOT BE LIABLE FOR THE USE OF THESE
DOCUMENTS FOR ANY PURPOSE.
THIS SET OF CONSTRUCTION DOCUMENTS
SHALL NOT BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR BY
ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM, WITHOUT THE
WRITTEN PERMISSION OF THE ARCHITECT.

ISSUED FOR:
☒ PRELIMINARY
☐ REVIEW
☐ PERMIT
☐ BIDDING
☐ CONSTRUCTION

No.	Description	Date

DBRA Athens Property Investments, LP
BEALLS SHOE
DEPARTMENT
ATHENS VILLAGE SHOPPING CENTER
1111 E. TYLER STREET
ATHENS, TX 75701

FLOOR PLAN
Project # 22033
Date 08/26/22
Drawn By PT3
Checked By JK
A101
Scale 3/32" = 1'-0"



Athens Village Shopping Center

1111 E. Tyler Street | Athens, Texas



LANDBRIDGE
COMMERCIAL PROPERTIES

Brokerage | Management | Consulting

Don E. Carroll,

Principal

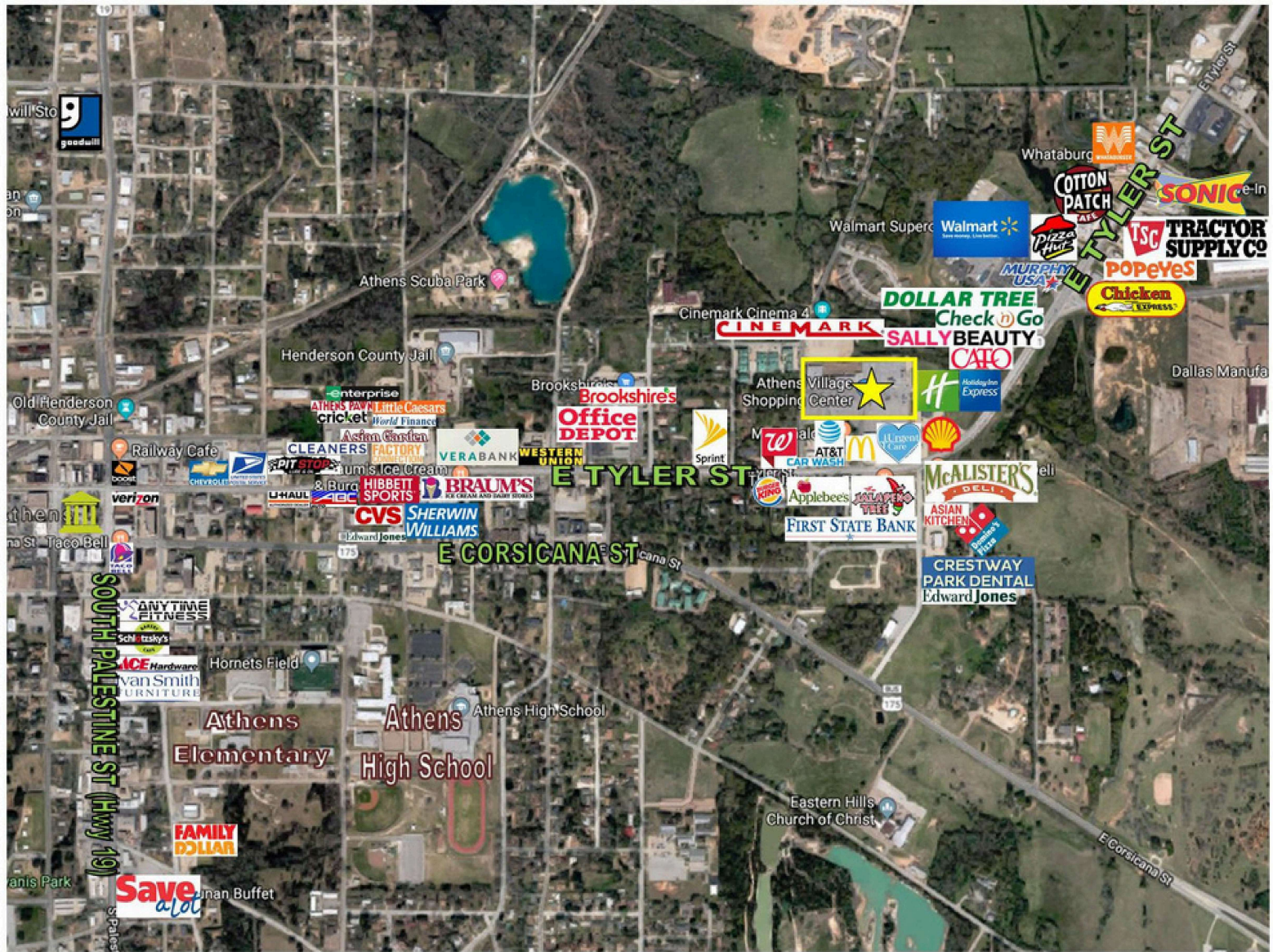
903.561.9527 (O) 903.561.8325 (F)

don@LandbridgeCommercial.com

www.landbridgecommercial.com

Athens Village Shopping Center

1111 E. Tyler Street | Athens, Texas



LANDBRIDGE
COMMERCIAL PROPERTIES

Brokerage | Management | Consulting

Don E. Carroll,
Principal
903.561.9527 (O) 903.561.8325 (F)
don@LandbridgeCommercial.com
www.landbridgecommercial.com



Information About Brokerage Services

Texas law requires all real estate licensees 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.

Landbridge Commercial Properties	591713	info@landbridgecommercial.com	(903)561-9527
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Brian Webster Burks	400070	brian@landbridgecommercial.com	(903)561-9527
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Don Edward Carroll	426883	don@landbridgecommercial.com	(903)561-9527
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TAR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

Landbridge Commercial Properties 4614 DC Drive, Suite 2A Tyler, TX 75701

Phone: 903.561.9527

Fax: 903.561.8325

IABS 2019

Brian Burks

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com