

## Retail GAP Summary Regional Trade Area


Supermarkets/  
Grocery  \$63 Million

General  
Merchandise  \$49 Million

Department  
Stores  \$43 Million

Full-Service  
Restaurants  \$35 Million

Women's Clothing  \$6 Million

Shoe Stores  \$5 Million

Electronic Stores  \$4 Million

Office Supplies  \$4 Million

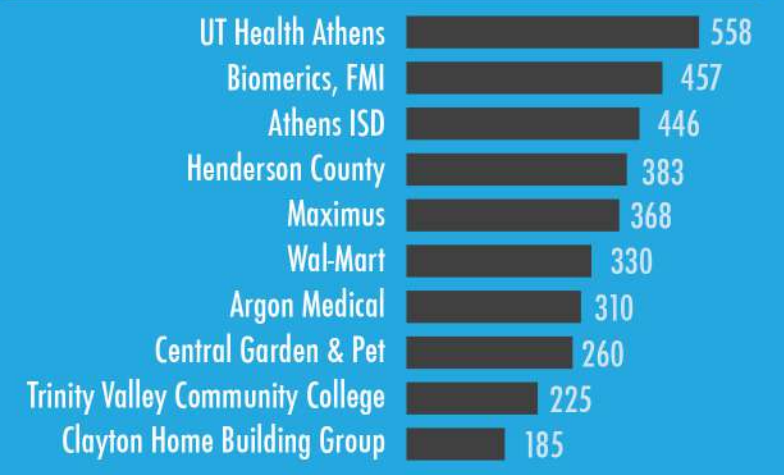
Limited-Service  
Restaurants  \$3 Million

Hobby, Toys, &  
Games  \$3 Million

Children's Clothing  \$2 Million



## Major Employers by No. of Employees



## Focus Properties



**2315 Highway 31 East**  
6.254 Acres  
Trish McGuffey  
Steve Grant Real Estate  
903.681.3530



**Medical Center Acreage**  
10.82 Acres  
Angela Wagoner  
Keller Williams Realty  
903-340-6218



**1260 S. Palestine**  
4,926 SF, 1.451 Acres  
Steve Grant  
Steve Grant Real Estate  
903.675.3503



**2129 Highway 31 East**  
29.29 Acres  
Lin Yuan  
Henry S. Miller Brokerage  
972.386.1484



**SE Loop 7**  
5.88 Acres  
Trish McGuffey  
903.675.3503

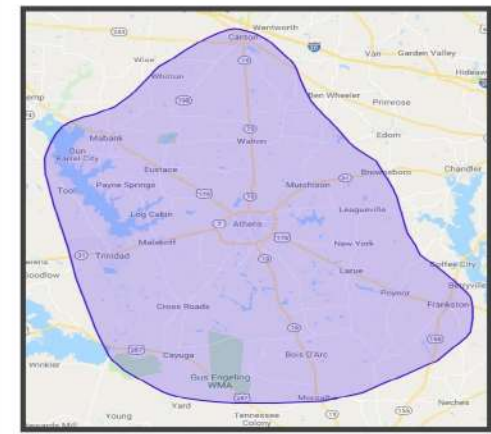


**507 E. Tyler St**  
3.625 Acres  
Steve Grant  
Steve Grant Real Estate  
903.675.3503



# athenstexas

## Demographics/Location



### Regional Retail Trade Area

Q2 2018 Population	88,030
Total # of Employees	20,138
Median HH Income	\$47,449
Average HH Income	\$64,362

	10 Min Drive Time	15 Min Drive Time	20 Min Drive Time
Q2 2018 Population	16,418	23,509	31,385
Total # of Employees	7,656	8,817	9,882
Median HH Income	\$46,204	\$45,162	\$45,605
Average HH Income	\$65,396	\$62,774	\$63,174

	5 Mile Radius	10 Mile Radius	15 Mile Radius
Q2 2018 Population	17,800	28,730	46,872
Total # of Employees	7,963	9,300	11,215
Median HH Income	\$46,701	\$46,154	\$47,440
Average HH Income	\$66,300	\$63,941	\$64,531

Athens, TX was first incorporated in 1856-Reincorporated in 1901. It was named in honor of Athens, Greece, as it was predicted to become the cultural center of Henderson County.

Texas Freshwater Fisheries Center is the home to over 200 species of birds, 20 game & 10 non-game species of fish, 37 acres of production ponds producing over 3 million Florida largemouth bass/yr.

Trinity Valley Community College ranked #2 in Texas, and #16 in US for quality, cost, success rate and good ROI by SmartAsset. Current enrollment just under 5,000.

County seat of Henderson County since 1850. Black-eyed Pea Capital of the World. Annual Fiddler's Reunion is the oldest such event of its kind, running for over 80 years.

Home of the original hamburger. Invented by Fletcher Davis "Uncle Fletch" in the late 1880's, and served at his lunch counter located on the square in downtown Athens.

**NextSite**  
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