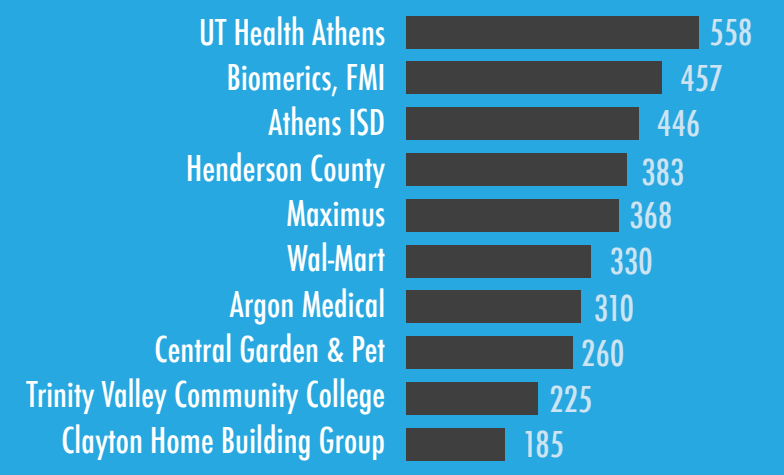


Retail GAP Summary Regional Trade Area

- 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

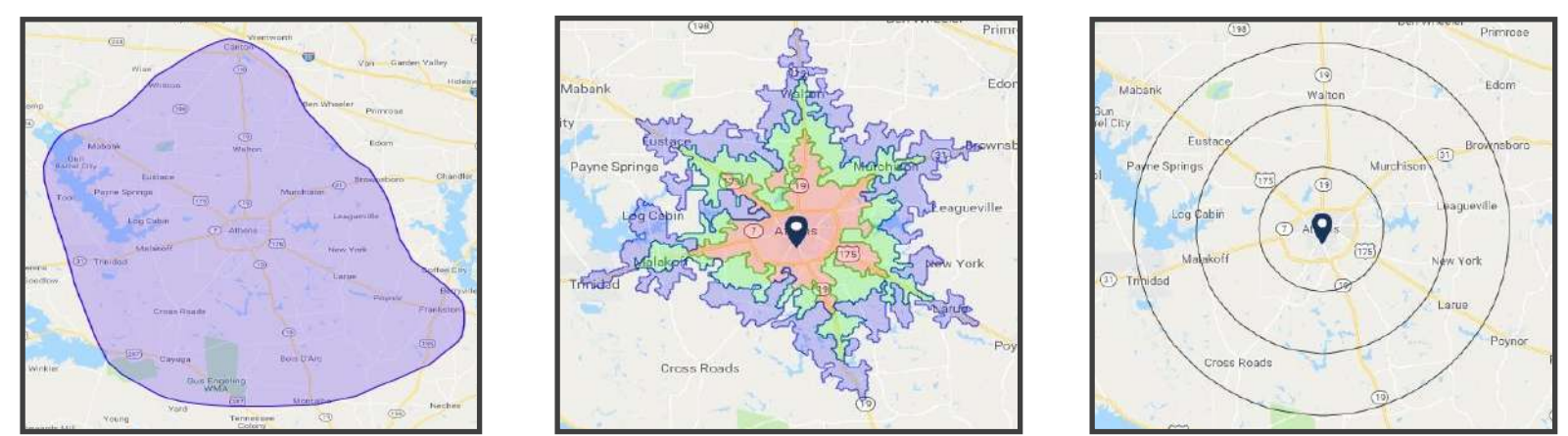
SE Loop 7
5.88 Acres
Trish McGuffey
903.675.3503

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



athenstexas

Demographics/Location



Regional Retail Trade Area	Regional Retail Trade Area			5 Mile Radius			10 Mile Radius			15 Mile Radius		
	Q2 2018 Population	Total # of Employees	Median HH Income	Average HH Income	Q2 2018 Population	Total # of Employees	Median HH Income	Average HH Income	Q2 2018 Population	Total # of Employees	Median HH Income	Average HH Income
	88,030	20,138	\$47,449	\$64,362	17,800	7,963	\$46,701	\$66,300	28,730	9,300	\$46,154	\$63,941
					46,872	11,215	\$47,440	\$64,531	31,385	9,882	\$45,605	\$63,174
					16,418	7,656	\$46,204	\$65,396	23,509	8,817	\$45,162	\$62,774

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.

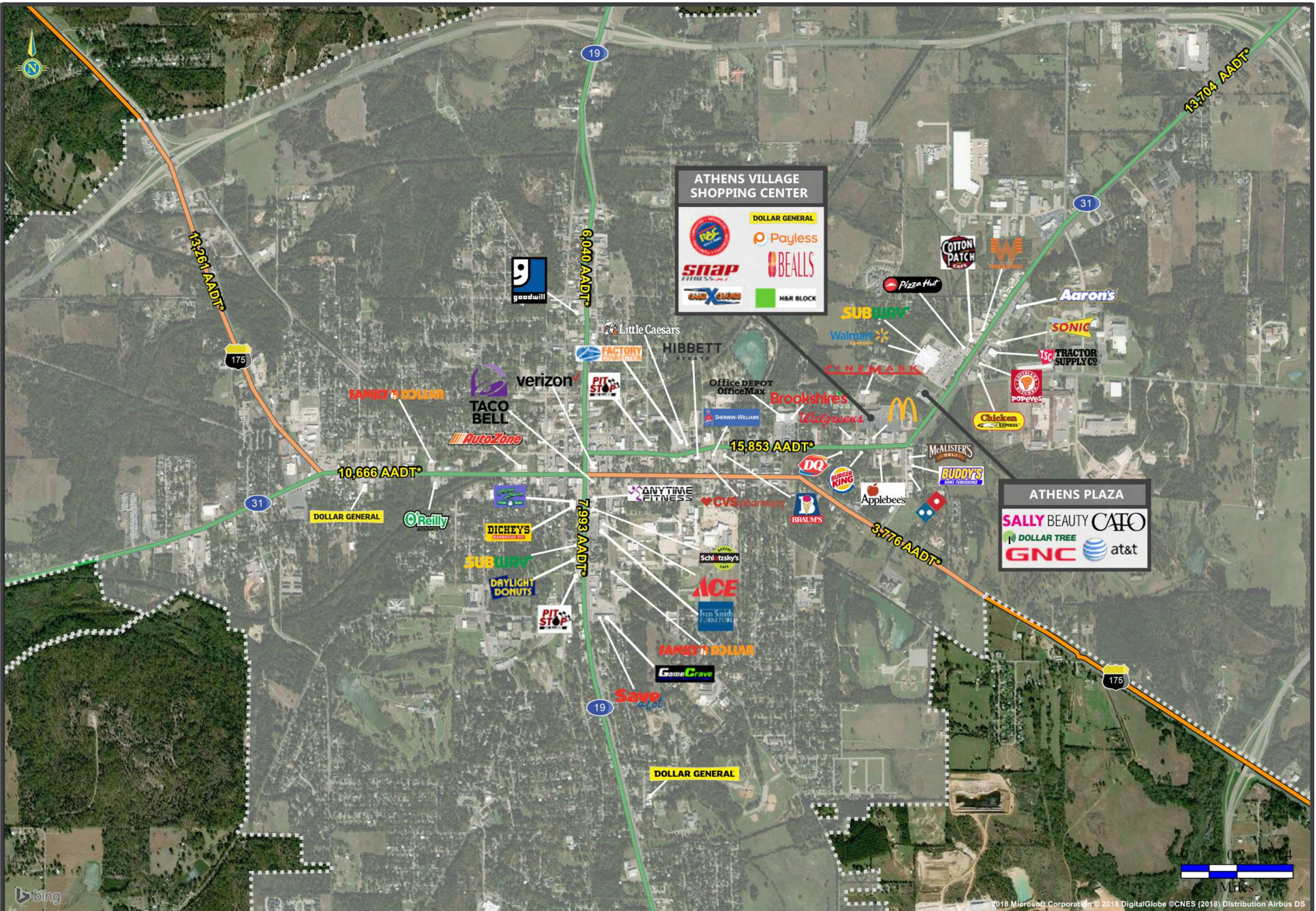
Trinity Valley Community College ranked #2 in Texas, and #16 in US for quality, cost, success rate and good ROI by SmartAsset. Current enrollment just under 5,000.

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 Chuck Branch
cbranch@nextsite.net
205.443.3403

ECONOMIC ATHENS TEXAS DEVELOPMENT Lisa Denton
ldenton@athensdc.com
903.675.4617



ATHENS, TEXAS

Major Retail & Restaurants

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

