



SCARBOROUGH  
COMMERCIAL REAL ESTATE

## OFFICE / WAREHOUSE LEASE OPPORTUNITY

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**830 Southpark Circle, Athens, TX 75252**

Available for lease: former site of Tidwell Building (custom home builder), a versatile office/warehouse property offering an attractive combination of professional office space, warehouse capacity and optional secured yard space.



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PRICE

**\$3,220 Monthly (Gross)**

BUILDING SIZE

**2,540 SF**

STATUS

**For Lease**

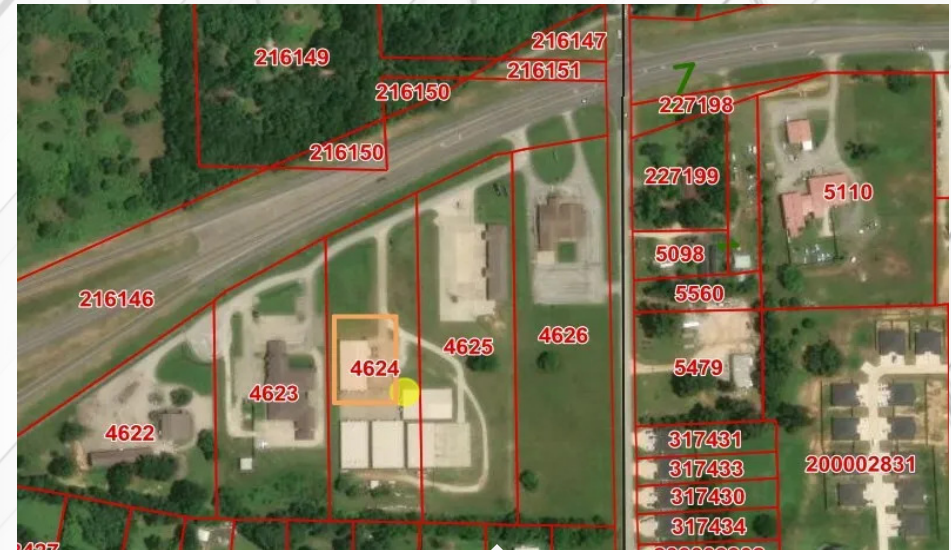
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|                  |                      |
|------------------|----------------------|
| Building Name    | 830 Southpark Circle |
| Property Type    | Office               |
| APN              | 4624                 |
| Building Size    | 2,540 SF             |
| Number of Floors | 1                    |

Located within Athens city limits and zoned Commercial, the property is particularly well suited for contractors, service companies, trades, and other businesses requiring both quality office accommodations and functional storage or warehouse space.

The office space features an upscale interior with four private offices, a storage room, two restrooms, and a kitchen/breakroom. The attached warehouse with climate-controlled options, and 30' x 60' warehouse and yard area, are also available for lease at a reduced rate with the office lease.

The property is served by city water and sewer, with electric heating and cooling. The space is being offered vacant and provides businesses the opportunity to establish operations in a flexible commercial setting with room for both administrative and operational functions.



- 4 private offices
- Storage room
- 2 bathrooms
- Kitchen/breakroom
- Beautiful wood trim and finishes
- Climate-controlled warehouse adjacent to office
- Additional non-climate-controlled warehouse space attached
- Attached warehouse (climate controlled options ) and large warehouse in back with yard available for lease at a reduced rate with the office lease



## ADDITIONAL PHOTOS



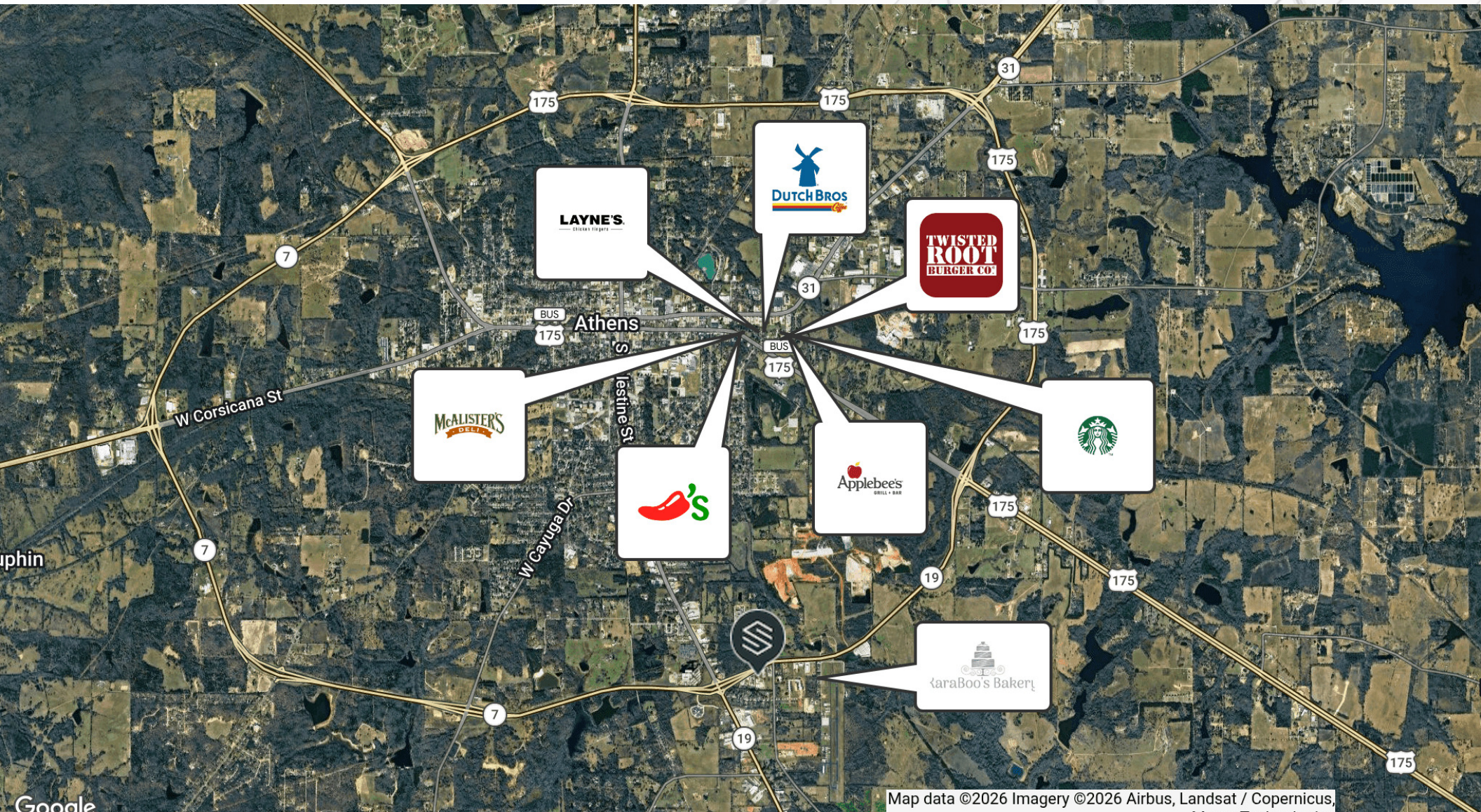
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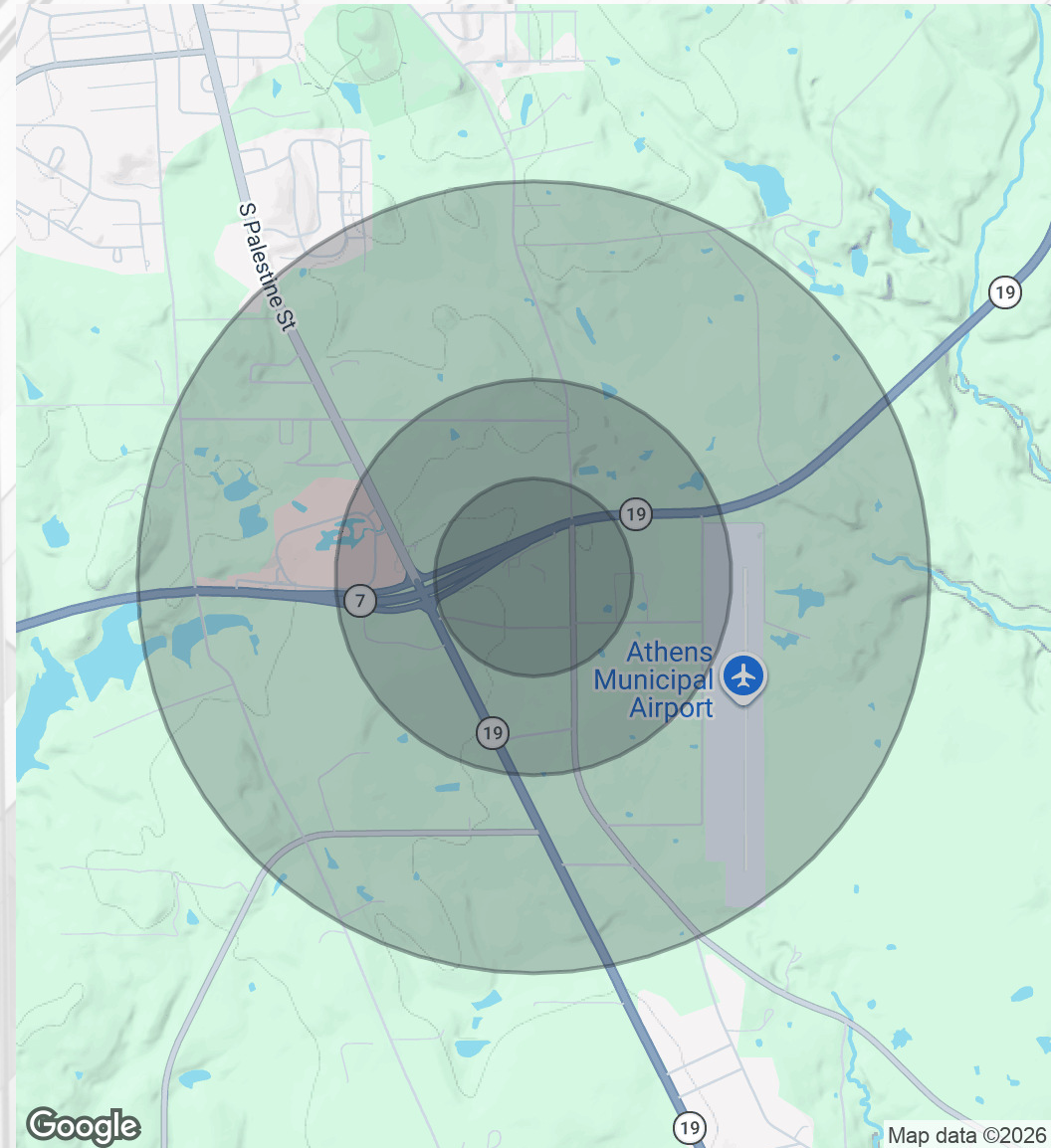
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| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 43         | 254       | 1,248  |
| Average Age          | 60.7       | 52.2      | 47.5   |
| Average Age (Male)   | 51.8       | 46.6      | 43.7   |
| Average Age (Female) | 62.3       | 53.5      | 48.8   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 19         | 107       | 503       |
| # of Persons per HH | 2.3        | 2.4       | 2.5       |
| Average HH Income   | \$113,955  | \$110,265 | \$110,181 |
| Average House Value | \$255,649  | \$233,079 | \$231,431 |

2023 American Community Survey (ACS)





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#### PROFESSIONAL BACKGROUND

A proud native of Tyler, Ann Marie Hoover brings a deep-rooted understanding of the local market to her real estate career. With 16 years of experience as a Doctor of Pharmacy, primarily in independent pharmacies, Ann Marie has honed a keen focus on exceptional customer care and personalized service—qualities that seamlessly translate into her approach to real estate.

Ann Marie is actively involved in her community through her membership with the Sunrise Rotary Club, the Texas Association of Business Brokers (TABB), and the International Business Brokers Association (IBBA). These affiliations underscore her commitment to both community service and professional excellence.

In her free time, Ann Marie leads an active lifestyle, indulging in swimming, hiking, wake-surfing, and snowboarding with her husband and five children. Her enthusiasm for these activities reflects her dynamic and energetic approach to both life and work.

Ann Marie is excited to leverage her extensive background, community involvement, and local knowledge to assist you in achieving your real estate goals.

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