



**FOR  
SALE**

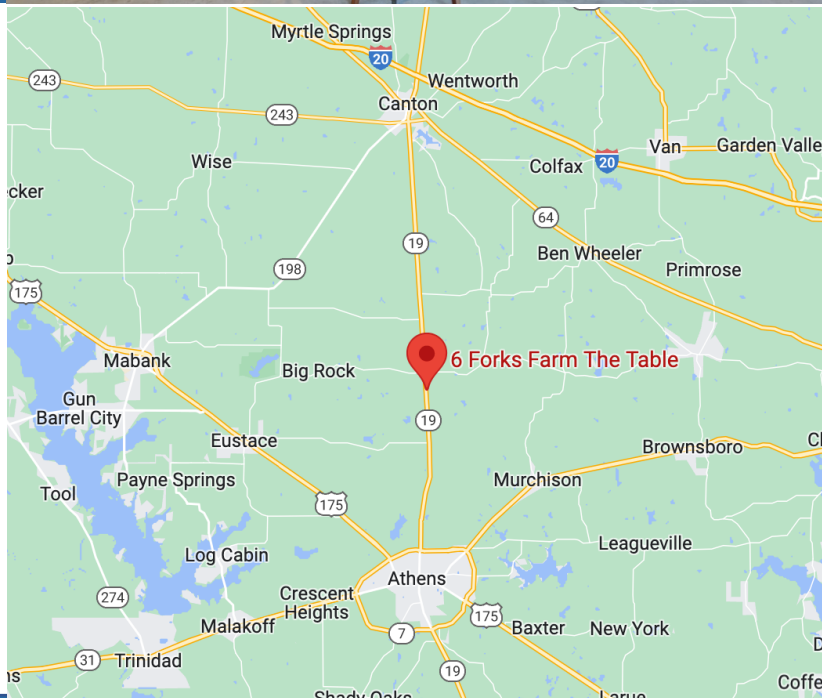
# The Table



**This pristine 1,600 SqFt Restaurant and Event Center sits on 2.128 acres and is well located with frontage on Highway 19. Full commercial kitchen designed to host private chef dinners and a large room attached to hold private events. Outdoor seating with firepit and additional picnic tables. The current owner is still operating on site. PLEASE DO NOT DISTURB!**



Address	14190 TX-19 Athens, Tx 75752
Price	\$1,100,000
Total Building SqFt	1,600 SqFt
Construction	Steel and Metal
Number of Floors	1
Water	City
Sewer	Septic
Year Built	2022
Zoning	Commercial
Parking	20 per 1000 SqFt



**Hilltop Commercial Real Estate**  
3317 Finley Road Suite 222  
Irving, Texas 75062  
www.hilltopcre.com

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County Road 3900, Athens, TX 75752

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -  
 Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -

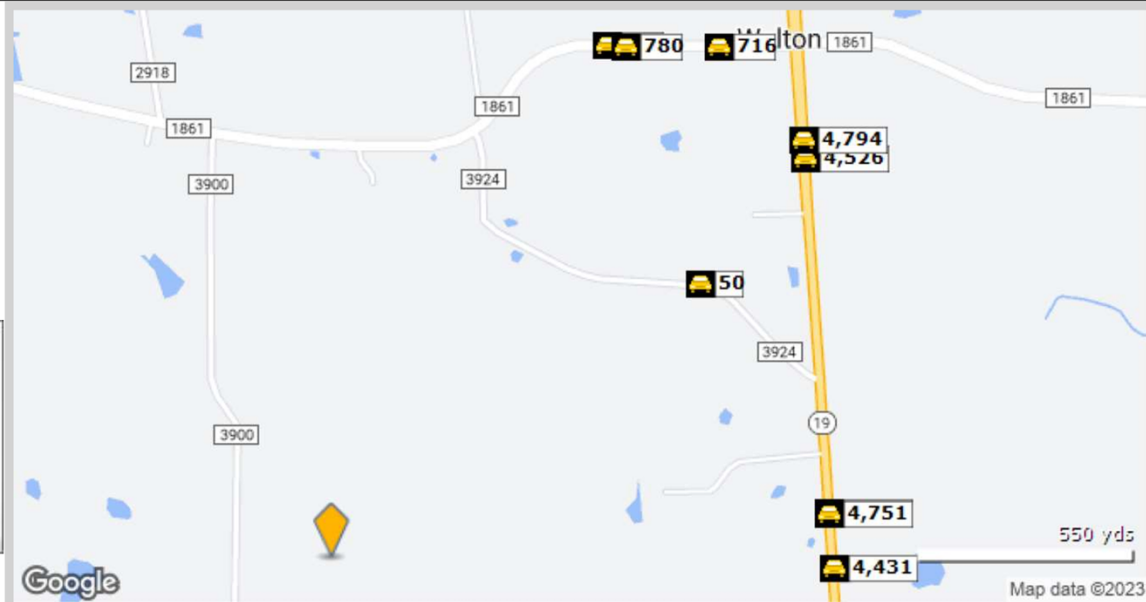


Image Coming Soon

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Co Rd 3924	State Hwy 19 S	0.22 SE	2015	50	MPSI	.69
2 State Highway 19 North	Co Rd 3924	0.20 N	2020	4,808	AADT	.74
3 State Hwy 19	Co Rd 3924	0.20 N	2022	4,751	MPSI	.74
4 State Hwy 19	Co Rd 3924	0.29 N	2017	4,431	MPSI	.75
5 FM 1861	Co Rd 2919	0.23 SW	2017	654	MPSI	.87
6 Farm-to-Market Road 1861	State Highway 19	0.25 E	2015	780	MPSI	.88
7 S Trade Days Blvd	FM 1861	0.17 N	2017	4,526	MPSI	.93
8 TX 45;RM 620	FM 1861	0.14 N	2020	4,956	AADT	.94
9 S Trade Days Blvd	FM 1861	0.14 N	2022	4,794	MPSI	.94
10 Farm-to-Market Road 1861	S Trade Days Blvd	0.12 E	2020	716	AADT	.96

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## 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 coincidental 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.

<b>Hilltop Commercial Real Estate</b>	<b>9012526</b>	<b>mark@hilltopcre.com</b>	<b>(817)505-9806</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Peter Dibenedetto</b>	<b>532879</b>	<b>txrealty@gmail.com</b>	<b>(817)505-9806</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Mark Webster</b>	<b>639711</b>	<b>mark@hilltopcre.com</b>	<b>(817)505-9806</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
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