



# Lake Athens Retreat for Sale

6159 Crestview Drive, Athens, TX



**14.581 Acres | 3 Short-Term Rentals + SFR + RV Pads**

The **Ambrose** Group

**BROKER CONTACT (CALL FOR PRICING):**

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# Executive Summary

This 14.5± acre retreat-style property located in the highly sought-after Lake Athens region offers a rare blend of income-producing assets and recreational appeal. The property includes a spacious 4-bed/ 3-bath main home (~2,200 SF), three established short-term rental units, two fully equipped RV sites, and a solar-powered workshop — all within minutes of the Lake Athens Marina and the newly renovated Texas Freshwater Fisheries Center.

Currently generating approximately \$85,000 annually (3-year average), the property produces consistent income with significant upside for expansion. Recent additions to VRBO and Google listings (previously Airbnb-exclusive), the implementation of the main house into the income stream, and ample land for more cabins or RV spots make this an attractive opportunity for investors, hospitality operators, or family compound buyers.





# Site Details

## Address

6159 Crestview Drive, Athens, TX 75752

## Land Size

14.581 Acres (635,146 Sq. Ft.)

## Coordinates

32.22283440471399, -95.75731819291603

## Zoning

Athens ETJ

## Tax Parcel (APN)

231118 (Henderson County)

## Tax Rate

1.594726%

## Schools

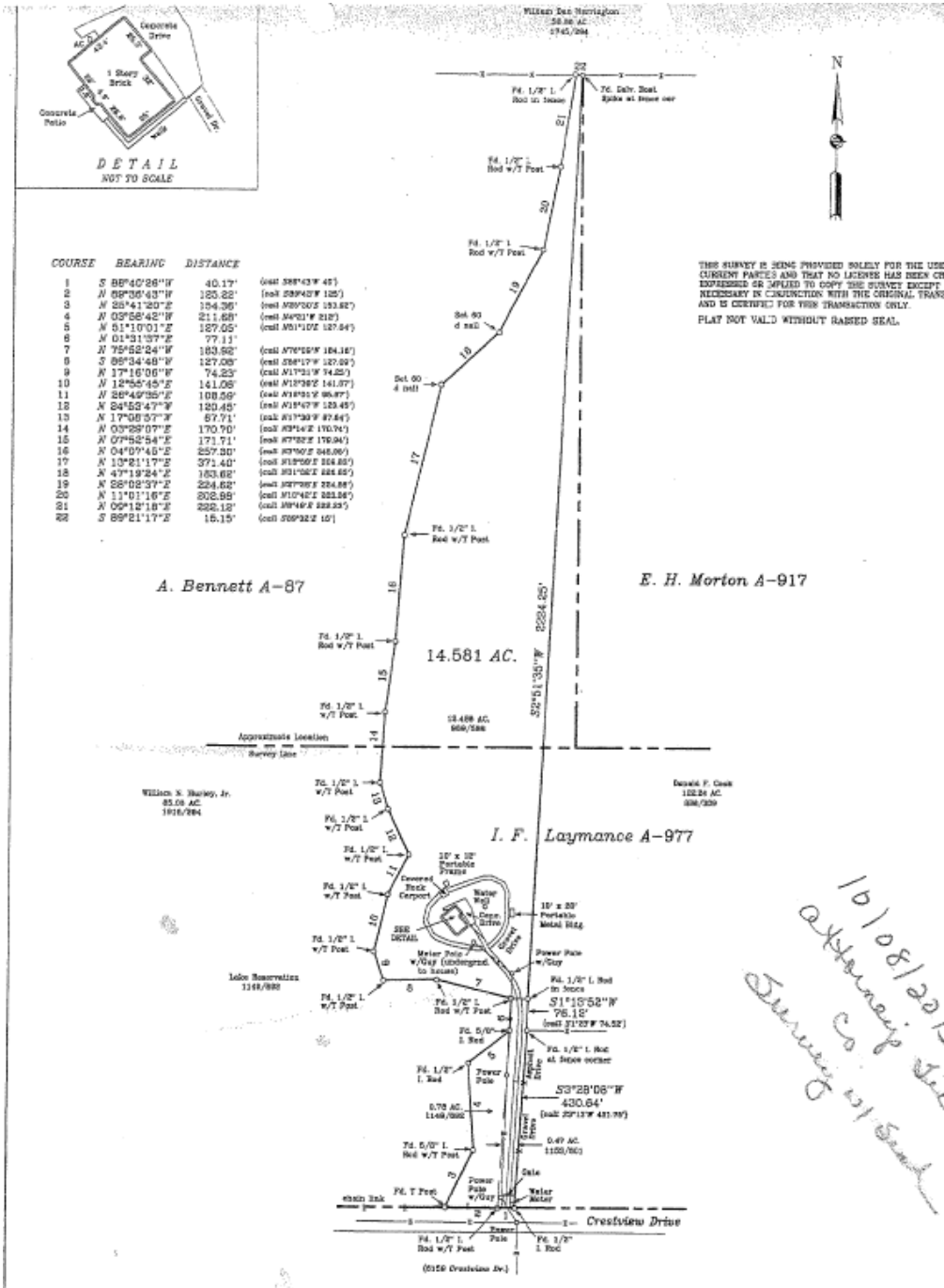
Athens ISD

## Legal

F. Laymance Survey, Abstract 977, Henderson County, Texas

## Frontage

125.22 FF: Crestview Drive





# Property Breakdown

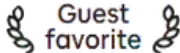
## Main Home

4 Bed / 3 Bath / ~2,200 SF / Built in 1986, Renovated 2024

## STR - Treehouse Getaway



4.91  
★★★★★

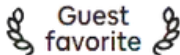


CLICK HERE

## STR - Blue Moon Bungalow



4.9  
★★★★★

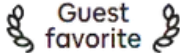


CLICK HERE

## STR - The Meadow



4.86  
★★★★★



CLICK HERE

## Shop

38x31, ICF Build, solar system (40 panels + 30kW battery)  
March 2025 install

## Laundry/Well House

Spray-foamed, detached utility space

## Carport

20x20

## RV Pads

2 pads with water + electric hookups

## Land Use Potential

More cabins, RV sites, Retreat Development, Fishing Camp







# 2024 Demographics

## Income

1 mile 3 miles 5 miles

Avg. Household Income	\$84,863	\$81,898	\$71,986
Median Household Income	\$63,750	\$64,872	\$60,542

## Population

1 mile 3 miles 5 miles

2024 Population	726	2,535	6,163
2020 Population	680	2,525	6,498
2029 Population Projection	784	2,706	6,516
Growth 2020-2024	6.76%	0.40%	(5.16%)
Growth 2024-2029	7.99%	6.75%	5.73%

## Housing

1 mile 3 miles 5 miles

Median Home Value	\$218,182	\$194,105	\$165,655
Median Home Year Built	1994	1989	1982

Demographics sourced from CoStar

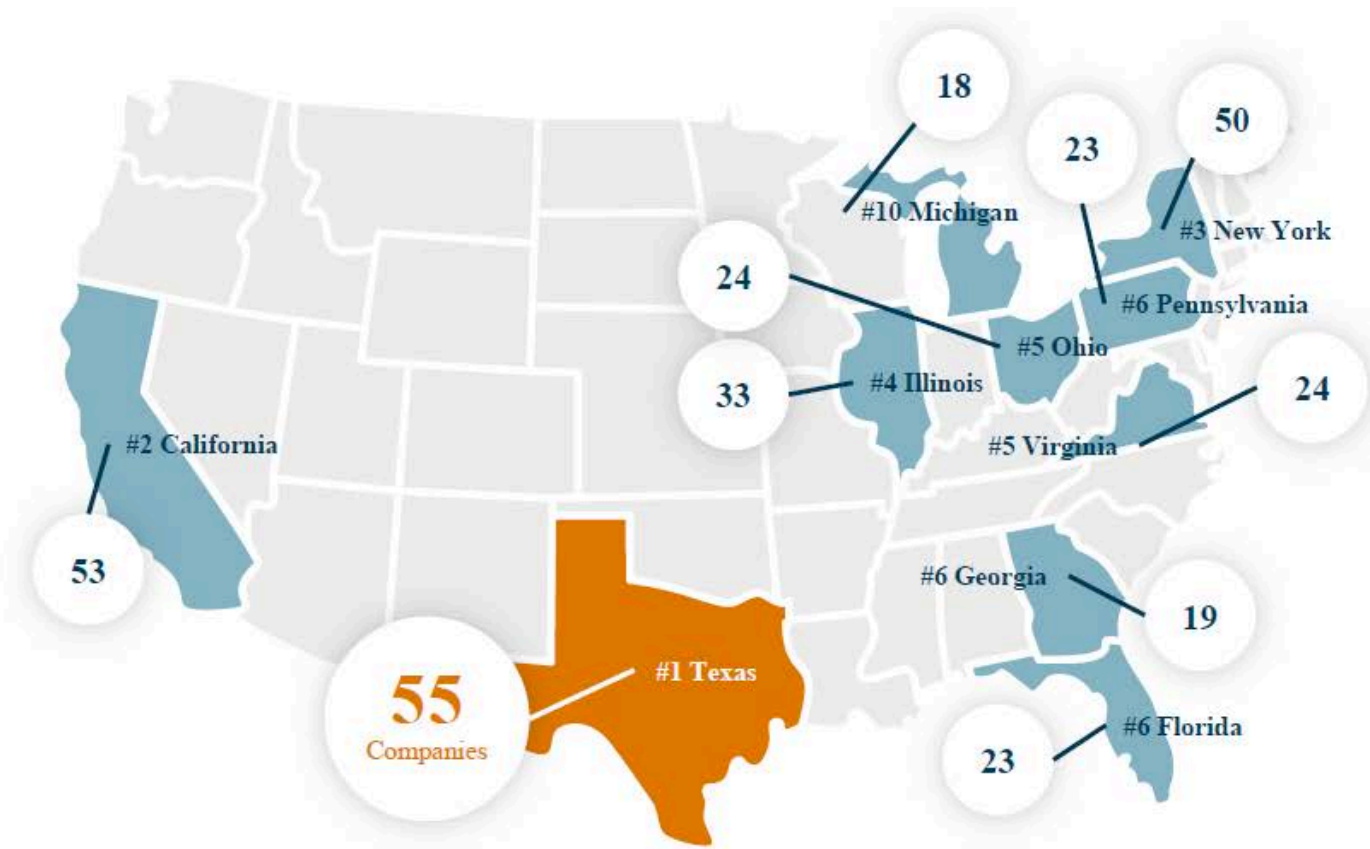


## 2024 TAX RATES

Athens ISD:	1.056900
Henderson Co. R&B:	0.017043
Henderson County:	0.267938
Henderson Co. FM-FC:	0.039185
Trinity Valley CC:	0.113660
Emergency Service #8:	<u>0.100000</u>
<b>Total Tax Rate:</b>	<b>1.594726</b>



# Texas Employment



TOP MARKETS FOR EMPLOYMENT GROWTH		
	MARKET	Y-O-Y GROWTH
1	DALLAS-FORT WORTH	165,700
2	New York	146,500
3	Houston	118,900
4	Los Angeles	111,800
5	Philadelphia	88,800
6	Boston	86,693
7	Chicago	83,000
8	Atlanta	79,400
9	Washington, D.C.	67,500
10	Tampa	64,500

TOP MARKETS BY % FOR EMPLOYMENT GROWTH		
	MARKET	Y-O-Y CHANGE
1	Charleston	5.7%
2	Las Vegas	4.6%
3	San Antonio	4.4%
4	Tampa	4.4%
5	Miami	4.2%
6	Austin	4.2%
7	Jacksonville	4.1%
8	DALLAS-FORT WORTH	4.1%
9	Nashville	4.0%
10	Orlando	3.9%

## DALLAS-FORT WORTH FORTUNE 500 HEADQUARTERS







# Texas By The Numbers



Texas is the **second-largest state** by land area in the US, with 268,596 square miles.

## #1 STATE

↖ ↗  
↙ ↘  
↑ ↓  
For corporate relocations & expansions



### Texas Economy is 8<sup>th</sup> largest in the world

Around **30.5 million residents**, making it the **second** most populous state after California

## GDP

Texas's GDP reached **\$2.694 trillion** in 2023, making it the second-largest economy in the US after California



Texas has a **large** and **diverse** workforce, contributing to its economic strength.

**ExxonMobil**

**Sysco**

**American Airlines**

**AT&T**

**53 Fortune 500 companies** that are headquartered there, which include **ExxonMobil, AT&T, American Airlines, and Sysco.**



## #1 STATE For Exports



Leading producer of crude oil nationwide

## TAX

Texas **does not** have an **estate tax** or **inheritance tax.**

Texas is home to **3.2 million** small businesses



and **hundreds** of publicly traded firms



Number **1** jobs creator in 2023,

Texas added **326,700 jobs**





# DFW Market Overview

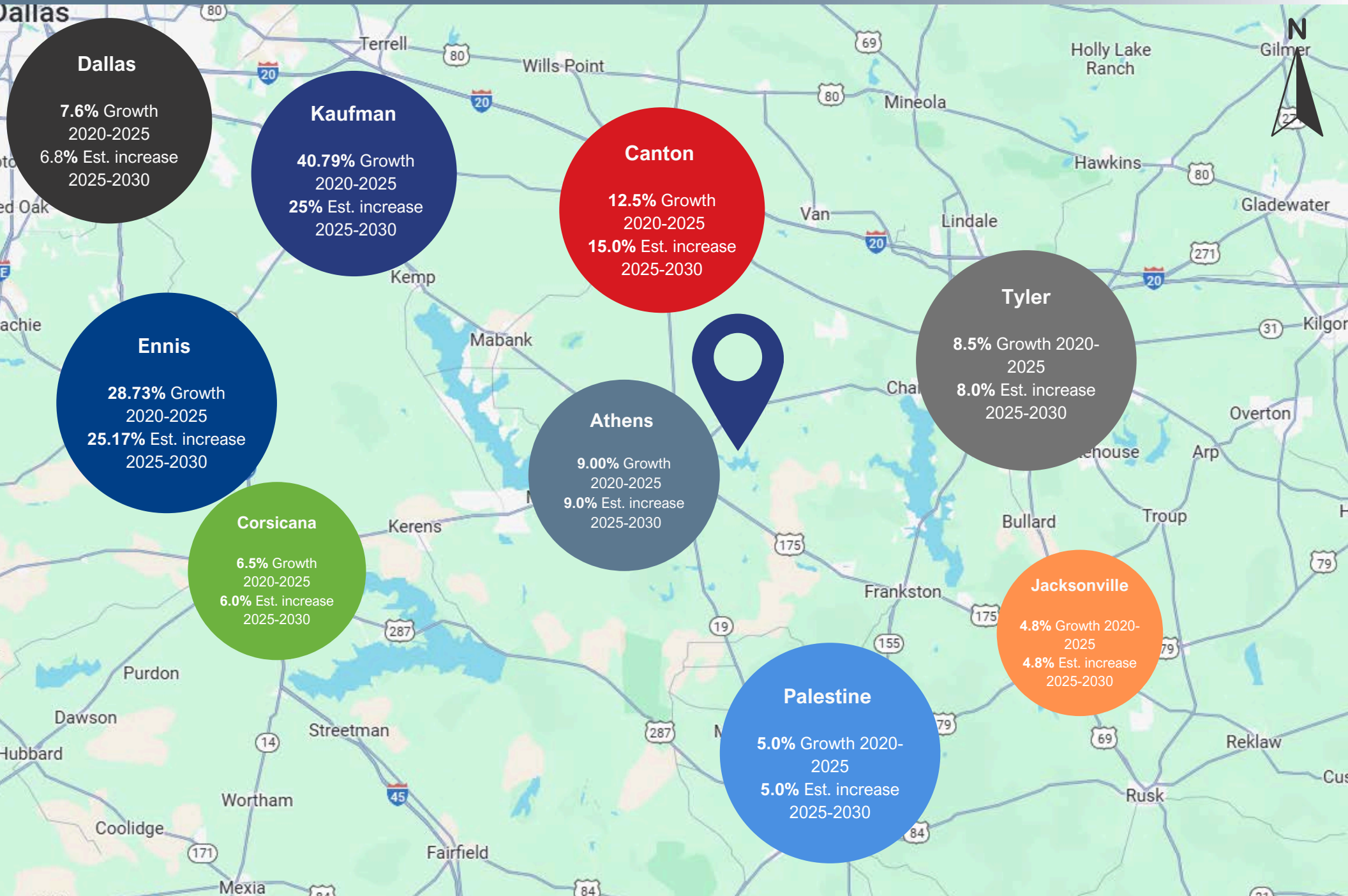
The Dallas/Fort Worth (DFW) area is a vibrant region spanning 12 counties, including the cities of Dallas, Fort Worth, and over 150 other municipalities. As the largest urban agglomeration in Texas and the fourth largest in the United States, DFW covers an area of 9,286 square miles and is home to approximately 7.1 million residents. The region is globally connected through the nation's fourth-busiest airport, which offers 55 international flights. North Texas' GDP is estimated at \$486 billion, and if DFW were a standalone state, it would rank as the 9th largest in the U.S. and the 23rd largest country in the world.







# Population Highlights







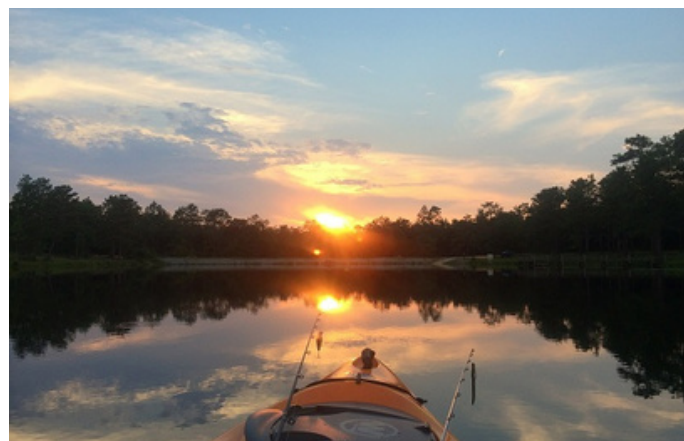
# Why Lake Athens?

*A Premier Setting for STR Investment & Outdoor Retreat Living*

## Highlights:

- Hosts 4–6 annual high profile fishing tournaments, including the Dabney Fishin' Tournament, North Texas Kayak Championship, and USA Bassin' Kayak Trail, as well as local weekly fishing events
- Over 70 trophy bass (8+ lbs) caught in recent seasons; consistent 0.6 bass/hour catch rate
- No city STR restrictions in this part of Henderson County
- Marina, public launch ramps, and boat-friendly infrastructure nearby
- Popular attractions include The Boathouse Bar & Grill, Tara Vineyard & Winery, and the Texas Freshwater Fisheries Center
- Ideal for boating, kayaking, fishing, and holiday events like the Lake Athens 4th of July Boat Parade
- Easy access from Dallas-Fort Worth (90 minute drive) fuels steady weekend and seasonal rental traffic

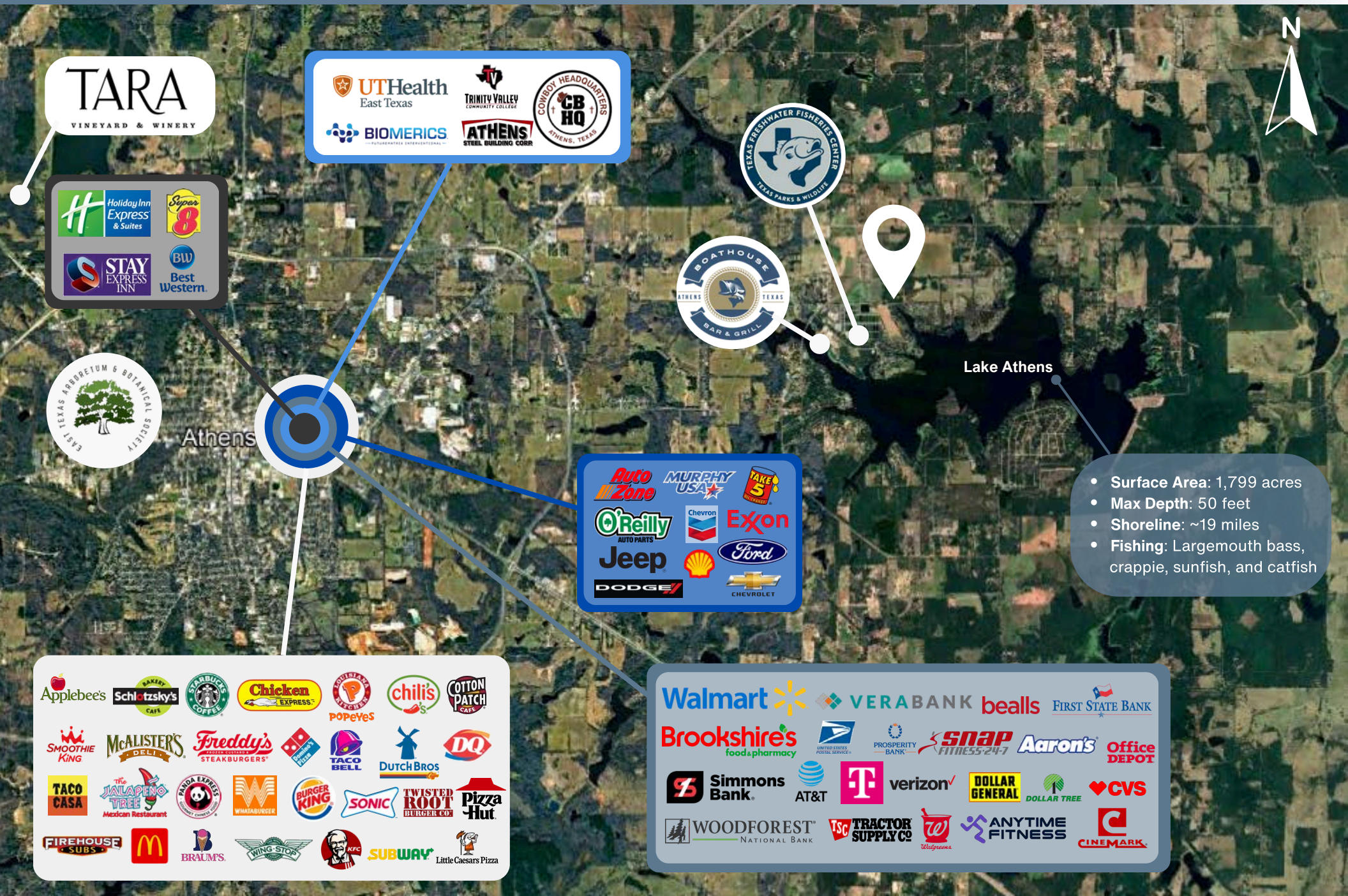
This is not just a place to stay—it's a place to return to. Lake Athens delivers the experience today's guests are seeking: nature, recreation, and memorable lakefront moments.







# Area Highlights



TARA  
VINEYARD & WINERY



Athens



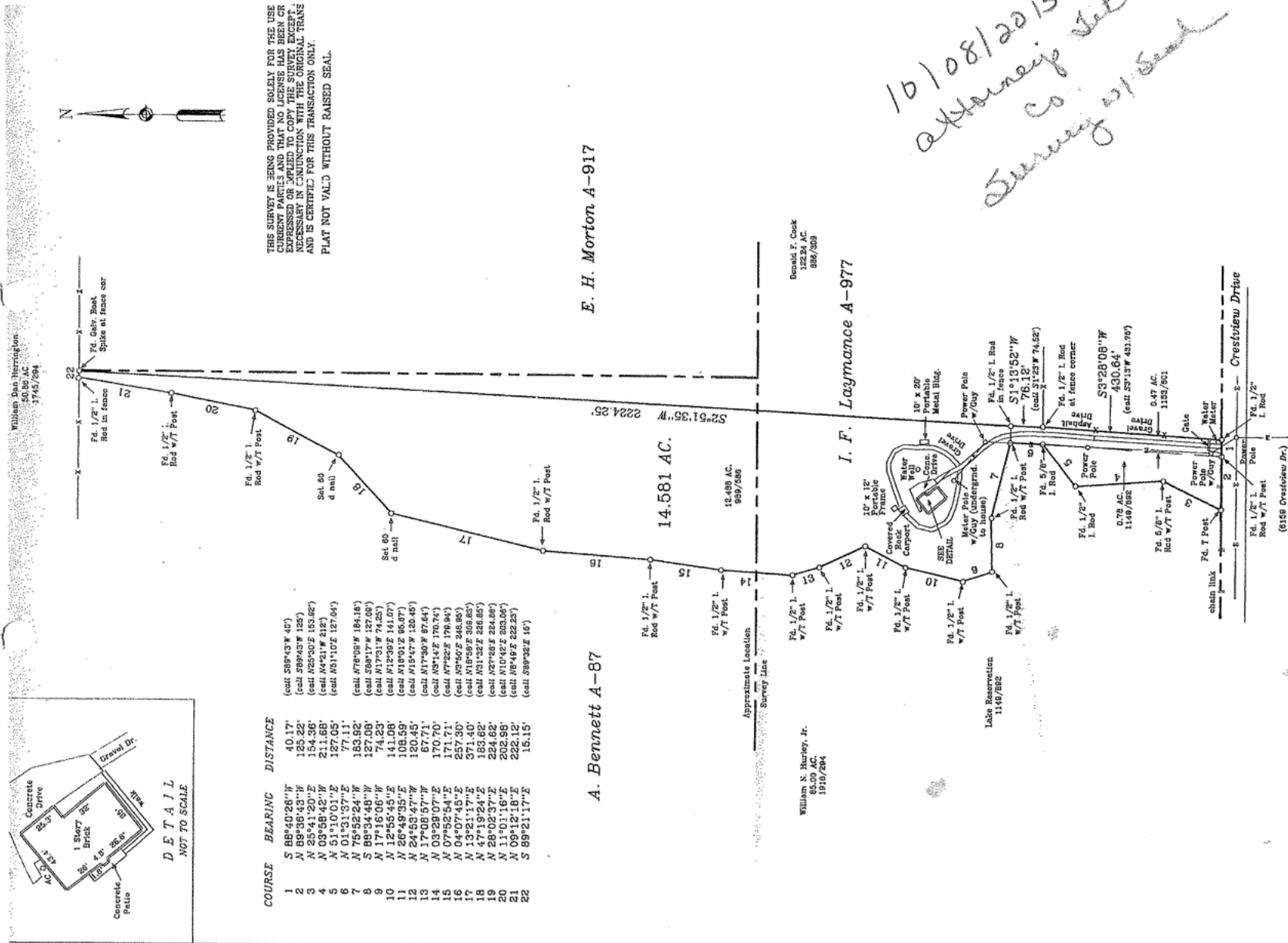
Lake Athens

- Surface Area: 1,799 acres
- Max Depth: 50 feet
- Shoreline: ~19 miles
- Fishing: Largemouth bass, crappie, sunfish, and catfish





★ EST. 1994 ★



10/08/2013  
Attorney Seth  
Co.  
Surrey 215



# AG Property Photos

★ EST. 1994 ★





# Property Photos

★ EST. 1994 ★





# Property Photos

★ EST. 1994 ★







# Listing Team

Contact our team today for pricing, financials, or to schedule a private tour of this exceptional Lake Athens retreat.



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# Property IABS



## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



### 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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