



Neiman Marcus
National Service Center

LETOURNEAU UNIVERSITY

808 SOUTH ACCESS ROAD, LONGVIEW, TX 75603

INTERSTATE 20 PAD SITE

SPERRY
COMMERCIAL
GLOBAL AFFILIATES™

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ANYTIME FITNESS

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The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.



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PROPERTY INFORMATION

PROPERTY INFORMATION



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Executive Summary



PROPERTY OVERVIEW

This highly coveted pad site is available at the intersection of Interstate 20 and Highway 259. The properties that also enjoy this vibrant site are Cracker Barrel and Holiday Inn Express. Traffic counts on Interstate 20 are estimated to be over 40,000 VPD and Highway 259 enjoys over 20,000 VPD.

PROPERTY HIGHLIGHTS

- Last good pad site on Interstate 20 and Highway 259
- Retail Trade Area population is 411,000
- Next to Cracker Barrel and Holiday Inn Express
- Priced right at \$12.00 psf
- In the path of growth
- Falls within a \$200,000 study by LEDCO for development
- City has investment incentives

PROPERTY SUMMARY

Sale Price:	\$1,055,000
Lot Size:	2.02 Acres
Building Size:	SF
Market:	North East Texas
Sub Market:	Longview
Cross Streets:	Interstate 20





SITE DESCRIPTION

LOCATION DESCRIPTION

This pad site is located in Longview, Texas at the intersection of Interstate 20 and Highway 259. Longview is about 120 due east of Dallas and about 60 miles west of Shreveport, LA. This site is next door to Cracker Barrel and a new Holiday Inn Express is next to the Cracker Barrel.



Complete Highlights



PROPERTY HIGHLIGHTS

- Last good pad site on Interstate 20 and Highway 259
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PROPERTY INFORMATION

Additional Photos



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LOCATION INFORMATION

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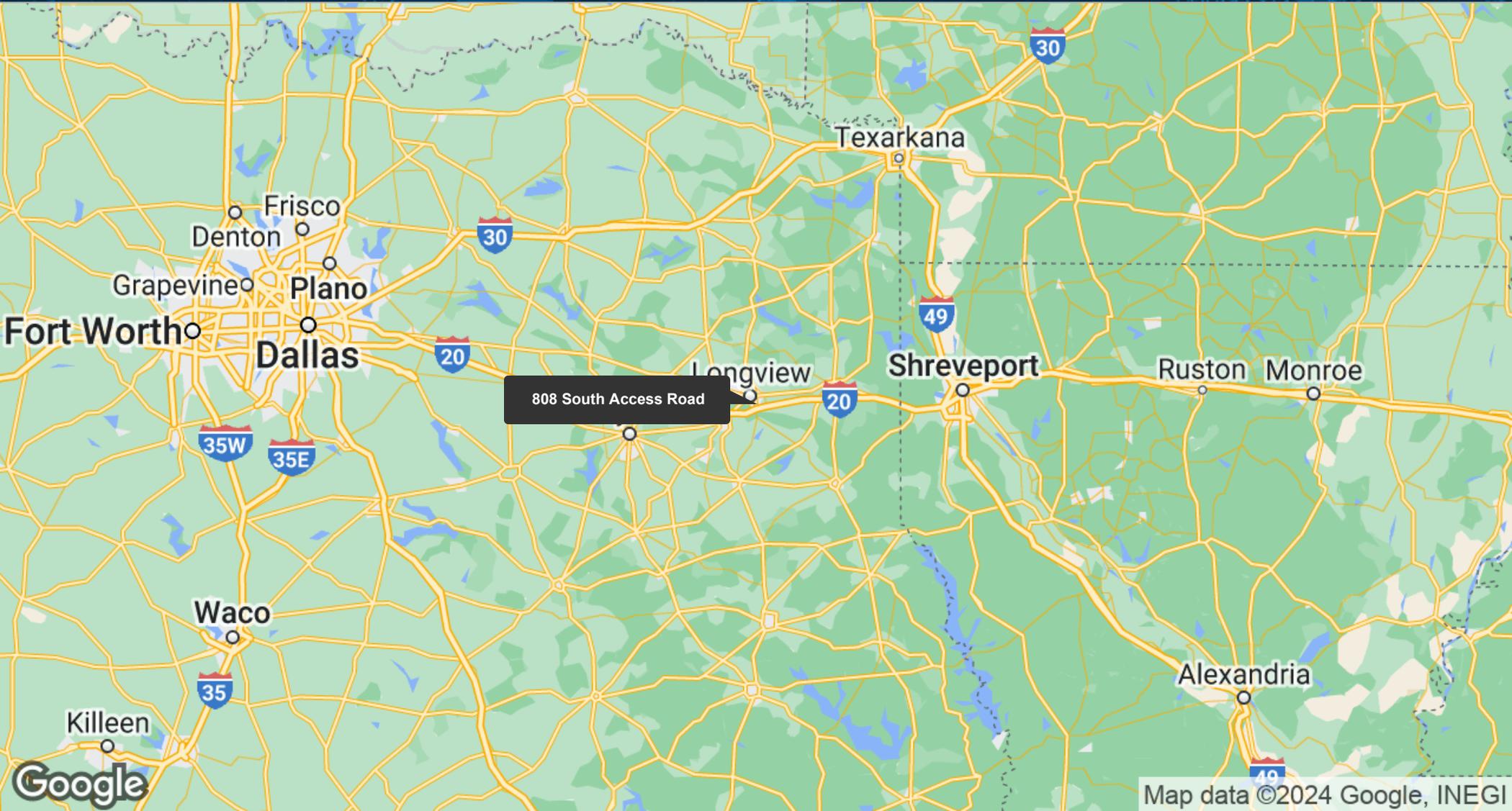
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LOCATION INFORMATION

Regional Map



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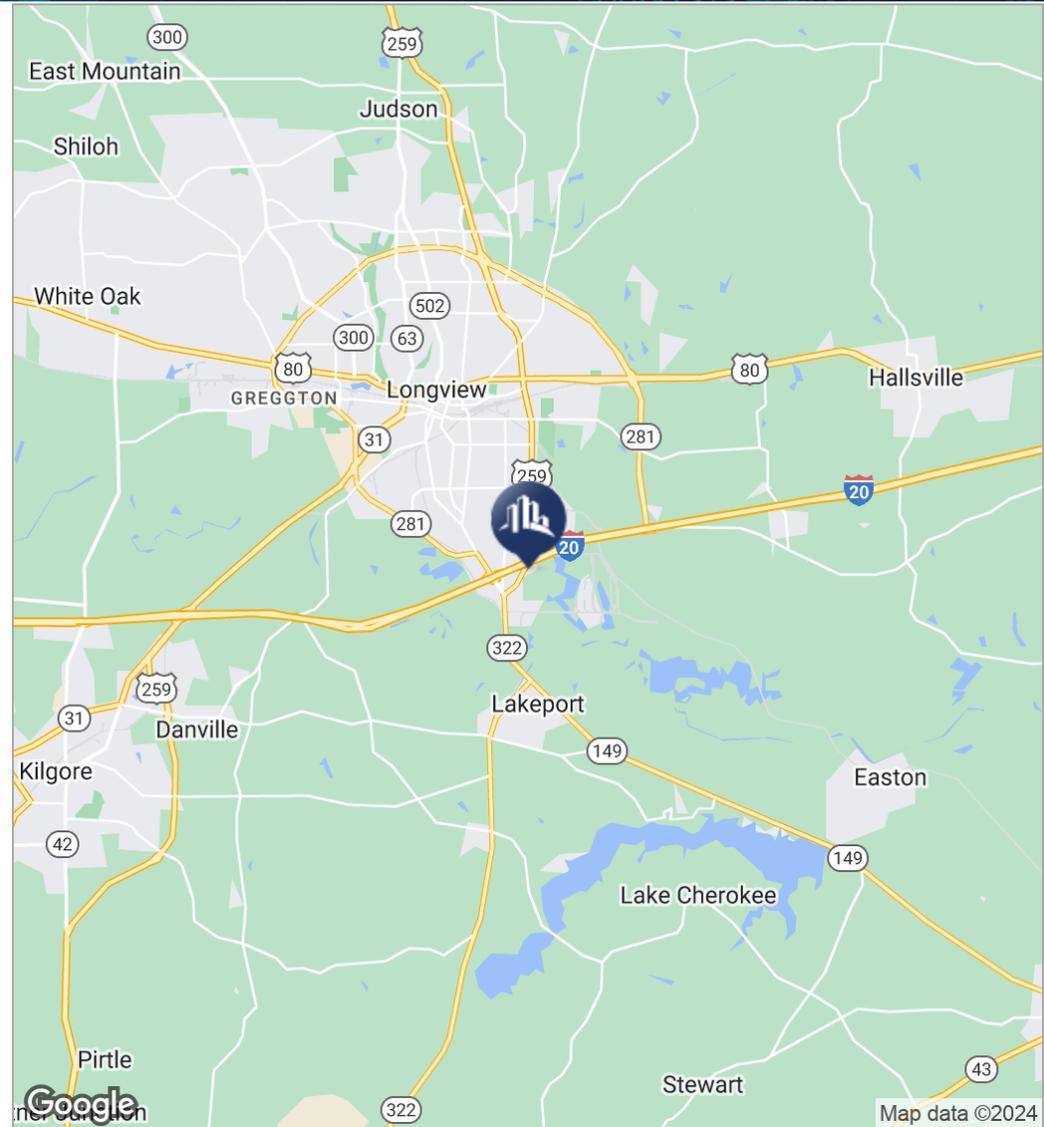
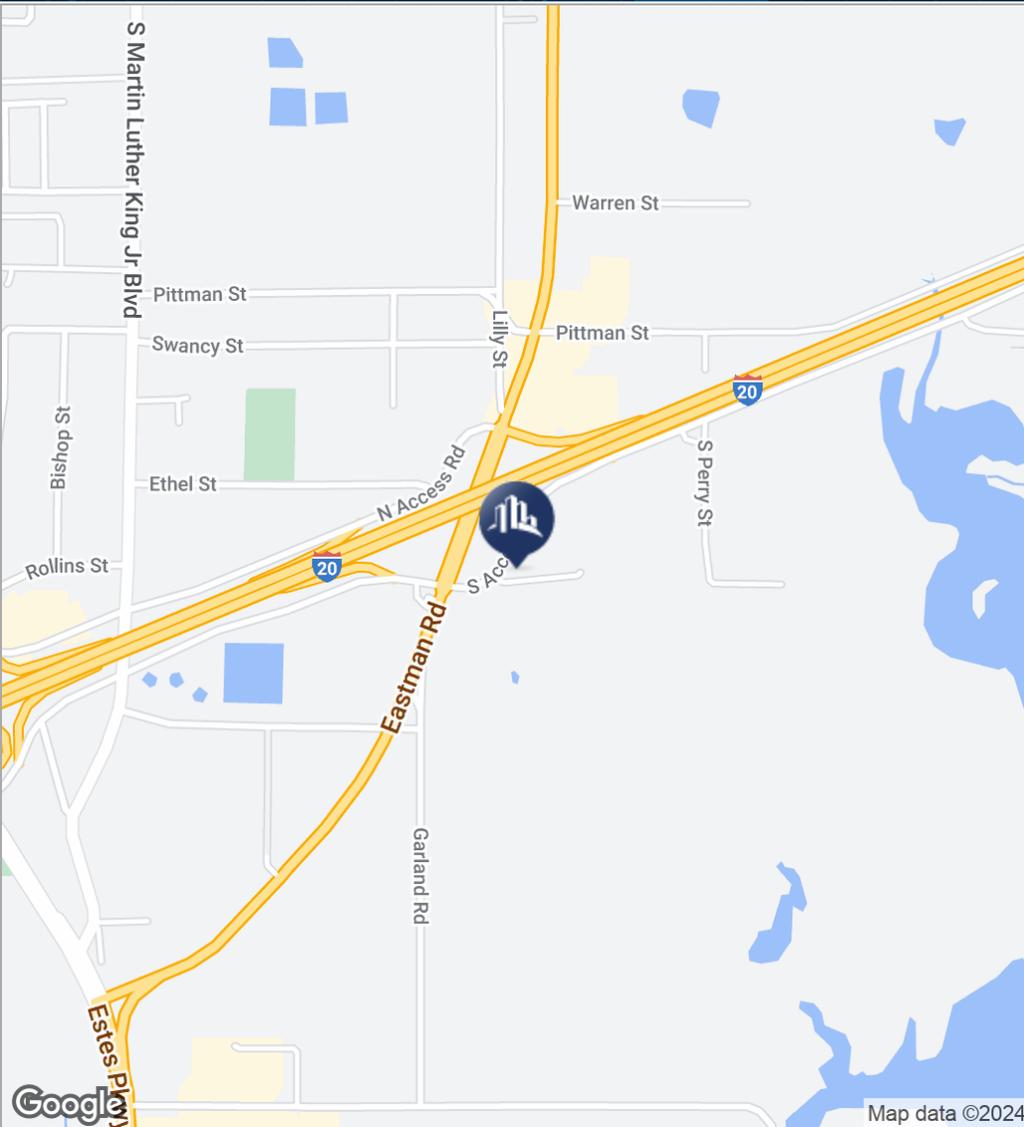
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LOCATION INFORMATION

Location Maps



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LOCATION INFORMATION

Aerial Map



Google

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DEMOGRAPHICS DEMOGRAPHICS



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DEMOGRAPHICS

Demographics Report



	1 MILE	5 MILES	10 MILES
Total households	776	12,477	45,876
Total persons per hh	3.2	2.8	2.6
Average hh income	\$36,755	\$44,682	\$58,589
Average house value	\$69,033	\$91,906	\$120,392

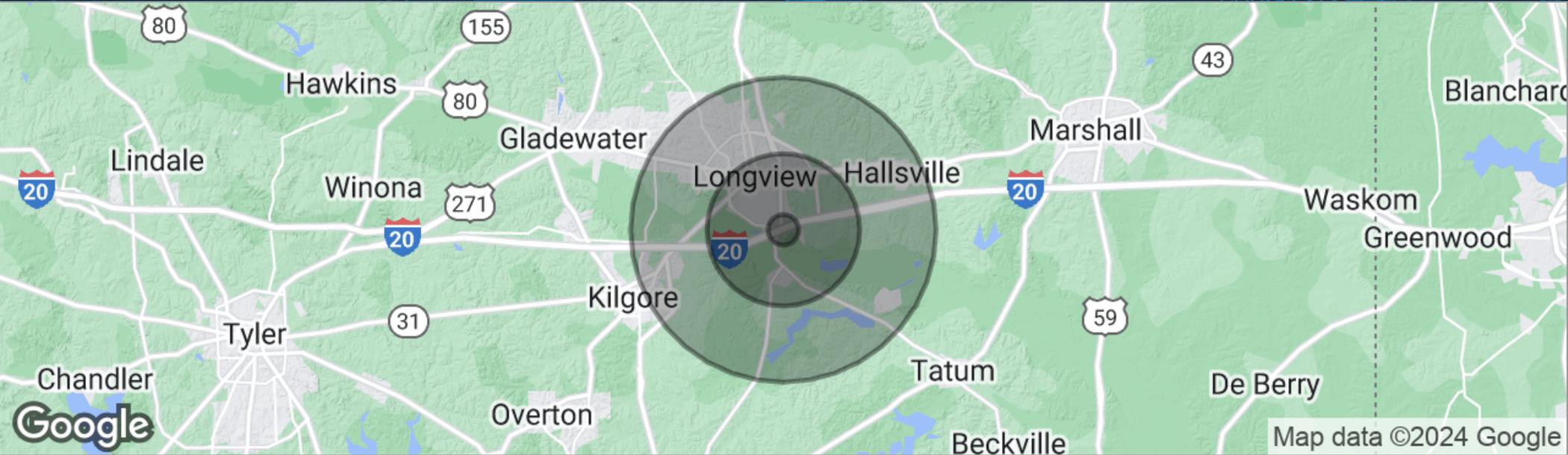
	1 MILE	5 MILES	10 MILES
Total population	2,452	35,205	120,749
Median age	28.4	33.3	36.6
Median age (male)	24.7	32.3	35.5
Median age (female)	33.0	34.5	38.2

* Demographic data derived from 2020 ACS - US Census



DEMOGRAPHICS

Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	2,452	35,205	120,749
Population Density	780	448	384
Median Age	28.4	33.3	36.6
Median Age (Male)	24.7	32.3	35.5
Median Age (Female)	33.0	34.5	38.2
Total Households	776	12,477	45,876
# of Persons Per HH	3.2	2.8	2.6
Average HH Income	\$36,755	\$44,682	\$58,589
Average House Value	\$69,033	\$91,906	\$120,392

* Demographic data derived from 2020 ACS - US Census

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ADDITIONAL INFORMATION



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Site Plan



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AGENT BIOS

AGENT BIOS



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BILL GRAHAM
Managing Director



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TX #244353



Professional Background

Bill Graham serves as Managing Director for Sperry Commercial Global Affiliates Graham Group selling office, retail, multifamily, industrial and land properties. His focus is in Dallas/Fort Worth and North East Texas including Longview, Tyler, Texarkana, Nacogdoches and Lufkin.

Graham, with his previous company, has achieved the number one Broker position in the State of Texas and number 3 Broker position in the Central Region of the US. This last year he was in the Top Ten of his National Company in production.

Graham has also developed and built some of the most innovative projects in North East Texas including office, retail, medical, residential, and multifamily and land developments. Graham's design/build firm was also the managing partner for numerous equity partnerships.

Graham is a past national director of the National Association of Home Builders, past State director of the Texas Association of Builders and past president of the East Texas Home Builder Association. He has also served his community in many ways including six years as a board member for the Court Appointed Special Advocates (CASA) and served for two years as President of the six County CASA being instrumental in bringing together the Sheriffs Department, Police Department and Child Protective Services Agency to create the first Child Advocacy Center in his area.

Memberships & Affiliations

Graham is a member of the National Association of Realtors and North Texas Commercial Association of Realtors

