

PROPERTY AVAILABLE

FORMER RETAIL STORE & BUILDING MATERIALS CENTER 1200 Northwest Loop 281 • Longview, TX 75604



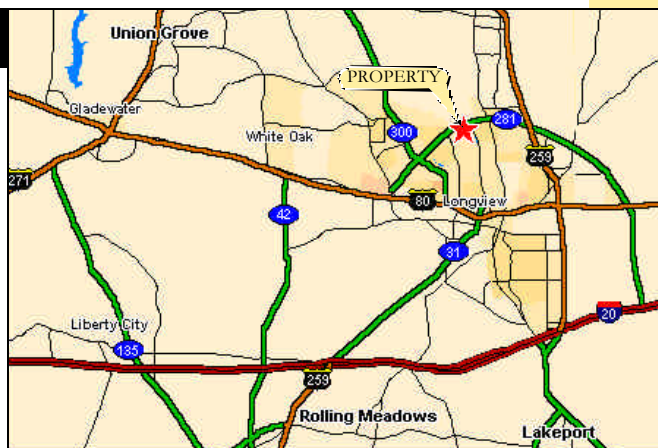
The property is located on the western side of Longview, Texas on the southeast side of Northwest Loop 281 south of its intersection with Bill Owens Parkway. Generally speaking, the neighborhood can be defined as the area surrounding Northwest Loop 281 from State Highway 300 east to US 259.

Regional accessibility is good. Loop 281 is the primary route encircling the city of Longview and provides access to all major thoroughfares.

The retail store consists of a showroom/sales area, office space receiving room and small shop area. It is air conditioned and heated with a finished drop ceiling, restrooms, sprinkler system and overhead loading doors.

property overview

Retail Store	37,500 SF
Lumberyard	99,739 SF
Total Land	7.75 acres
Parking	172 spaces
Current Zoning	C-2
Year Built	1984



Information regarding property has been furnished by sources deemed reliable. We do not guarantee accuracy and are not responsible for errors, omissions, prior sale, lease or withdrawal.

Great Adaptability!

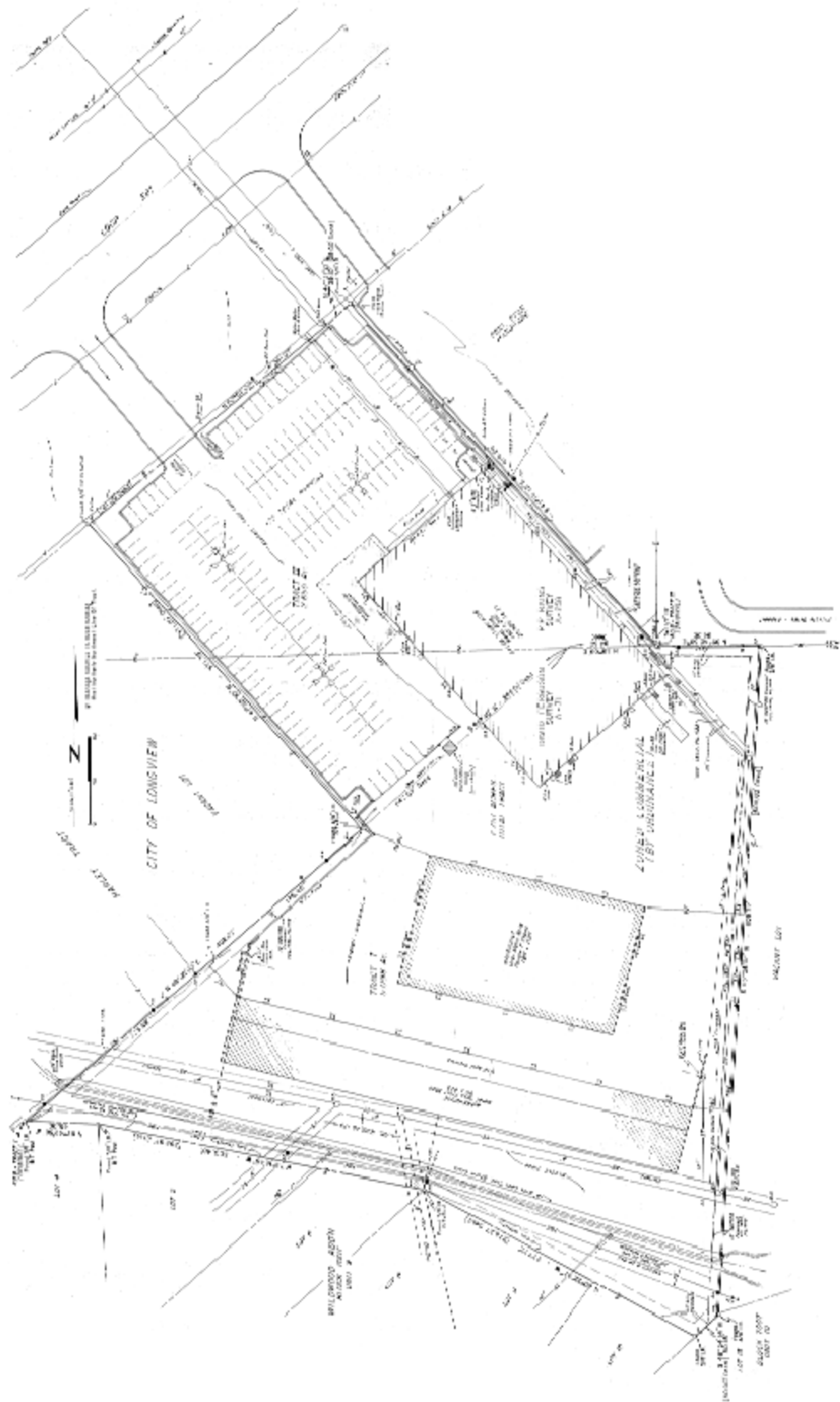
Similar properties have been purchased and adapted to use by a variety of organizations:

- Automotive
- Building Supplies
- Car/RV Dealership
- Church/Worship Center
- Educational
- Furniture Store
- Grocery Store
- Home Improvement
- Retail Store
- Self-Storage
- Thrift Store

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SITE PLAN



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