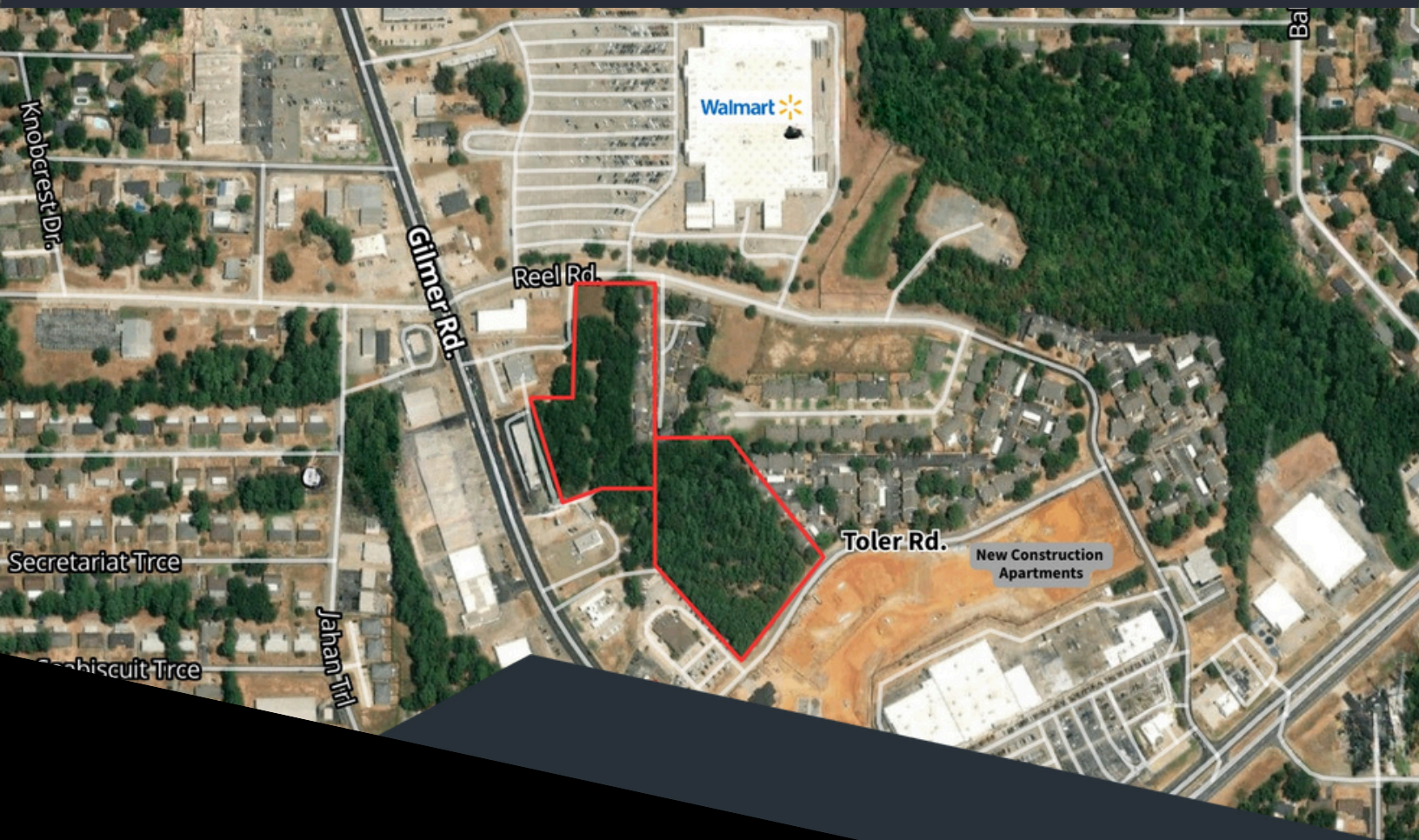




SCARBOROUGH  
COMMERCIAL REAL ESTATE



**FOR SALE**

*8.2 Acres For Development in  
High-Traffic Location*

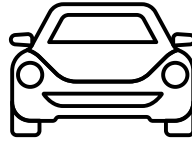
*1320 Reel Rd. | Longview, TX 75605*

# INVESTMENT SUMMARY



PROPERTY SIZE

**8.2 ACRES**



TRAFFIC COUNT

**29,988 VPD**



PRICING

**\$1,750,000**

## INVESTMENT DETAILS:

### Property Overview:

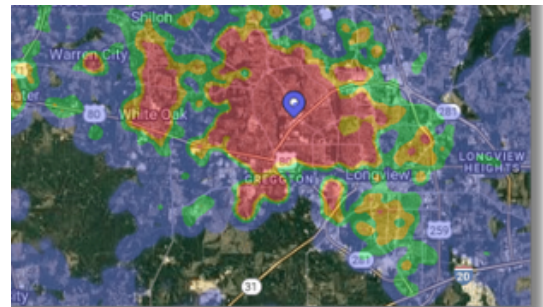
This parcel offers a prime opportunity for development or investment in Longview's growing commercial and industrial corridor.

Situated just off major thoroughfares, the property provides convenient access to key transportation routes, including Interstate 20 and U.S. Highway 259, connecting Longview to the greater East Texas region and beyond. More than 2.5 million consumers visit existing businesses in the immediate area each year.

The site's size and location make it well-suited for a variety of uses, such as warehouse/distribution facilities, light manufacturing, service businesses, or yard/storage operations. Ample acreage provides flexibility for building placement, truck maneuvering, outdoor storage, or phased expansion.

### Property Features:

- **Pricing:** \$1,750,000
- **Total acreage:** 8.2
- **Traffic count:**
  - 25,789 vpd on Gilmer Rd
  - 4,199 vpd on Reel Road
- **Frontage:**
  - 215 ft on Reel Road
  - 342 ft on Toler Road
- **Zoning:** General Retail



**2.7M+ Visits to Area from Longview Consumers Per Year**



**WALMART:** 2.7M Visits/Yr  
**CHICK-FIL-A:** 768.9K Visits/Yr  
**MCDONALD'S:** 698.4K Visits/Yr  
**ALDI:** 384.1K Visits/Yr  
**WHATABURGER:** 312.6K Visits/Yr  
**STARBUCKS:** 240.1K Visits/Yr

## INVESTMENT HIGHLIGHTS:

- Located in a business-friendly area with strong regional connectivity
- Offers both immediate usability and long-term growth potential for owner-users or investors seeking to capitalize on Longview's steady economic expansion
- Land in this corridor is in high demand with limited supply



## INVESTMENT CONTACT:

**Samuel Scarborough, CCIM**  
Broker/President  
(903) 570-7366  
[www.scarboroughcre.com](http://www.scarboroughcre.com)



# KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2025 Estimated Population	8,172	46,650	83,177
2030 Projected Population	7,749	44,857	80,876
2020 Census Population	8,058	45,755	82,105
2010 Census Population	8,187	44,239	79,133
Median Age	38.82	34.76	35.09
Population Density (/Square Mile)	2,601.26	1,649.91	1,059.04
<b>HOUSEHOLDS</b>			
2025 Estimated Households	3,252	18,522	32,471
2030 Estimated Households	3,080	17,814	31,584
2020 Census Households	3,366	18,732	32,586
2010 Census Households	3,379	17,960	30,644
<b>INCOME</b>			
Average household income	\$106,273	\$102,071	\$98,295
Median household income	\$73,382	\$69,421	\$68,256
Per capita income	\$42,331	\$40,660	\$38,532
<b>EDUCATION</b>			
High School Graduate	25.60%	26.47%	27.37%
Some College	28.56%	26.30%	26.29%
Associate Degree	9.52%	10.52%	9.67%
Bachelor's Degree	18.48%	17.68%	16.54%
Graduate or Professional Degree	10.76%	9.16%	8.28%
<b>BUSINESS</b>			
Total Establishments	419	2,818	5,107
Total Employees	3,235	21,802	41,275
Average Employees Per Business	7.72	7.74	8.08
Residential Population Per Business	19.5	16.55	16.29



## 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.

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

<b>Scarborough Commercial Real Estate LLC</b>	<b>9010976</b>	<b>sam@scarboroughcre.com</b>	<b>(903)707-8560</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Sam Scarborough</b>	<b>687976</b>	<b>sam@scarboroughcre.com</b>	<b>(903)570-7366</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Sam Scarborough</b>	<b>687976</b>	<b>sam@scarboroughcre.com</b>	<b>(903)570-7366</b>
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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