



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR SALE

*8.2 Acres For Development in
High-Traffic Location*

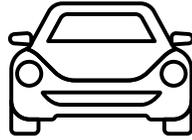
1320 Reel Rd. | Longview, TX 75605

INVESTMENT SUMMARY



PROPERTY SIZE

8.2 ACRES



TRAFFIC COUNT

29,988 VPD



PRICING

\$1,550,000

INVESTMENT DETAILS:

Property Overview:

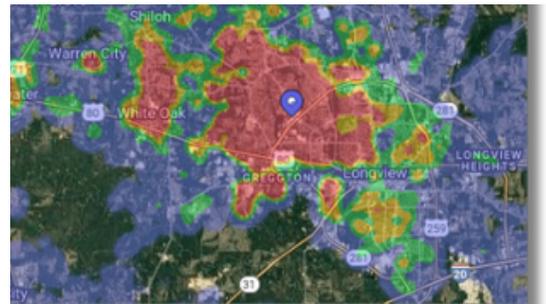
This parcel offers a prime opportunity for development or investment in Longview's growing commercial and industrial corridor.

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:** \$1,550,000
- **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:

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KEY DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
POPULATION			
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
HOUSEHOLDS			
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
INCOME			
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
EDUCATION			
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%
BUSINESS			
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

