



Property Information

Location:	3110 & TBD Nealy Way Longview, Texas 75605 Located along E Loop 281 and N Eastman Rd.
Lot Sizes:	One acre to five acres of various sizes
Asking Price:	\$11.00, \$13.00 & \$19.00 per square foot
Zoning:	Commercial
Amenities:	Opportunity to develop in Longview's newest premier mixed use complex. Owner willing to replat if necessary.

For more information:

Walter R. Northcutt
(903) 753-2191

wnorthcutt@beerwellseasttexas.com

AVAILABLE LOTS

RED: Block 1 Lots

Lot 1 – 5.605 acre @ \$11.00/SF – \$2,685,692

Lot 2 – 1.205 acre @ \$19.00/SF – \$997,306

Lot 3 – 1.750 acre @ \$19.00/SF – \$1,448,370

Lot 5 – 1.127 acre @ \$19.00/SF – \$932,750

Lot 6 – 1.460 acre @ \$19.00/SF – \$1,208,354

Lot 7 – 1.429 acre @ \$19.00/SF – \$1,182,697

BLUE: Block 2 Lots

Lot 7 – 1.189 acre @ \$13.00/SF – \$673,307

Lot 8 – 1.578 acre @ \$13.00/SF – \$893,590

Lot 9 – 1.239 acre @ \$13.00/SF – \$701,621

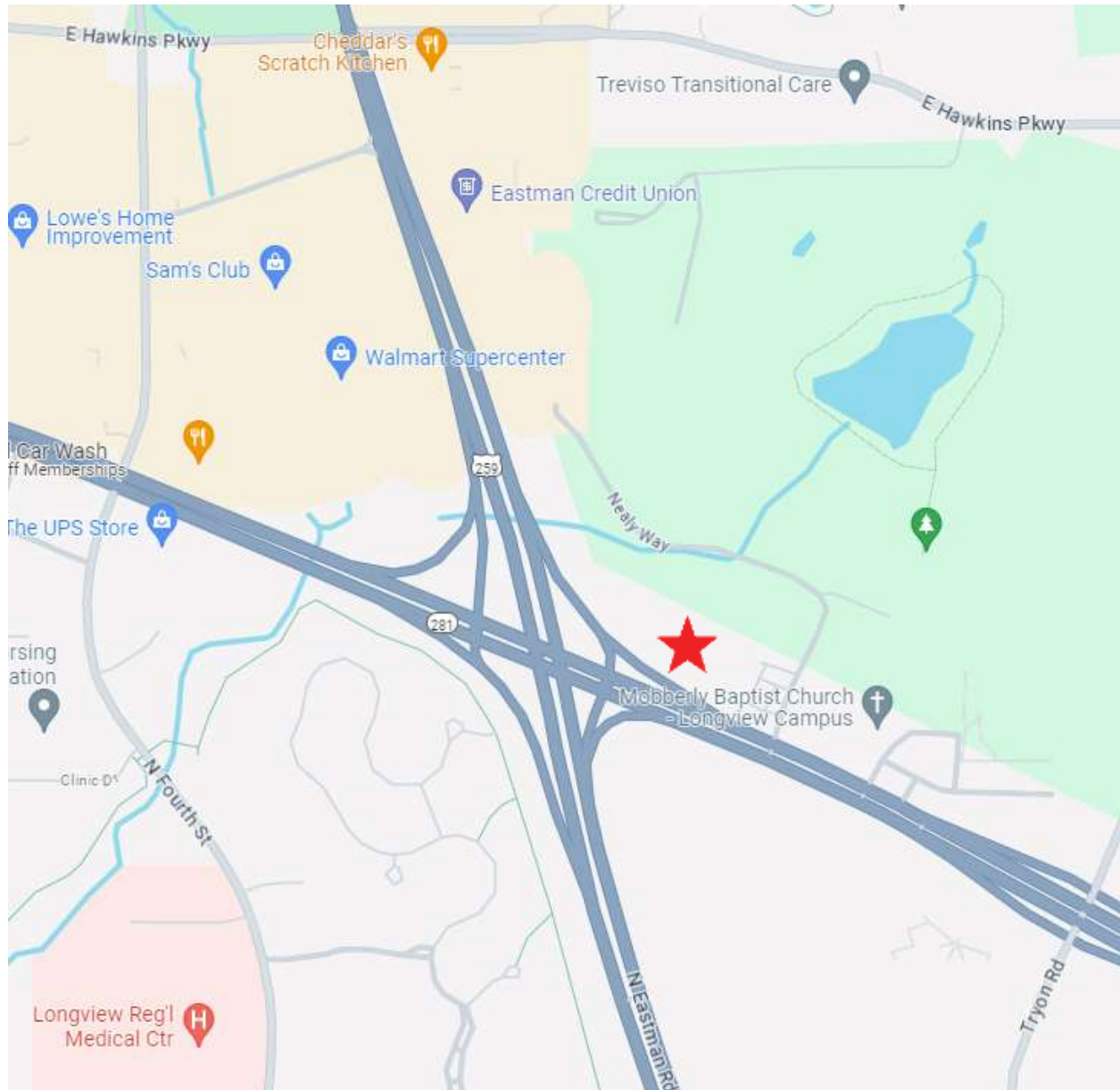
3110 Nealy Way, Lot 10 – 0.764 acre @ \$13.00/SF – \$432,638

(Any requests to modify lot lines may affect advertised rate)

**Lot 3 restricted - no automotive use.*

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or property boundary lines are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MAP



TRAFFIC COUNTS

