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**COLDWELL BANKER
COMMERCIAL**
LENHART
PROPERTIES INC.

1100 Judson Rd., Suite 400
Longview, TX 75601
Office 903-297-1444

Land For Sale

201 East Marshall Avenue, Longview, TX



1.1 acre signalized lot located on the NEC of Hwy. 80 and North Fredonia Street in Longview, Texas. Prime location for a restaurant, bank or numerous other retail uses. An older 3,500 sq. ft. building sits on the property and will need to be removed for future commercial use. Site is ideally located near downtown Longview and Christus Good Shepherd Medical Center.

Although this information has been acquired with customary care from sources deemed to be reliable, Broker makes no guarantees with regard to prices, interim sales, withdrawal from market as well as other events over which Broker has no influence or control. Furthermore, no guarantees are given with regard to the value of this investment proposal, and the Broker recommends the potential buyer consult with advisors for the business, tax and legal aspects before making a final decision.



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Aerial Map





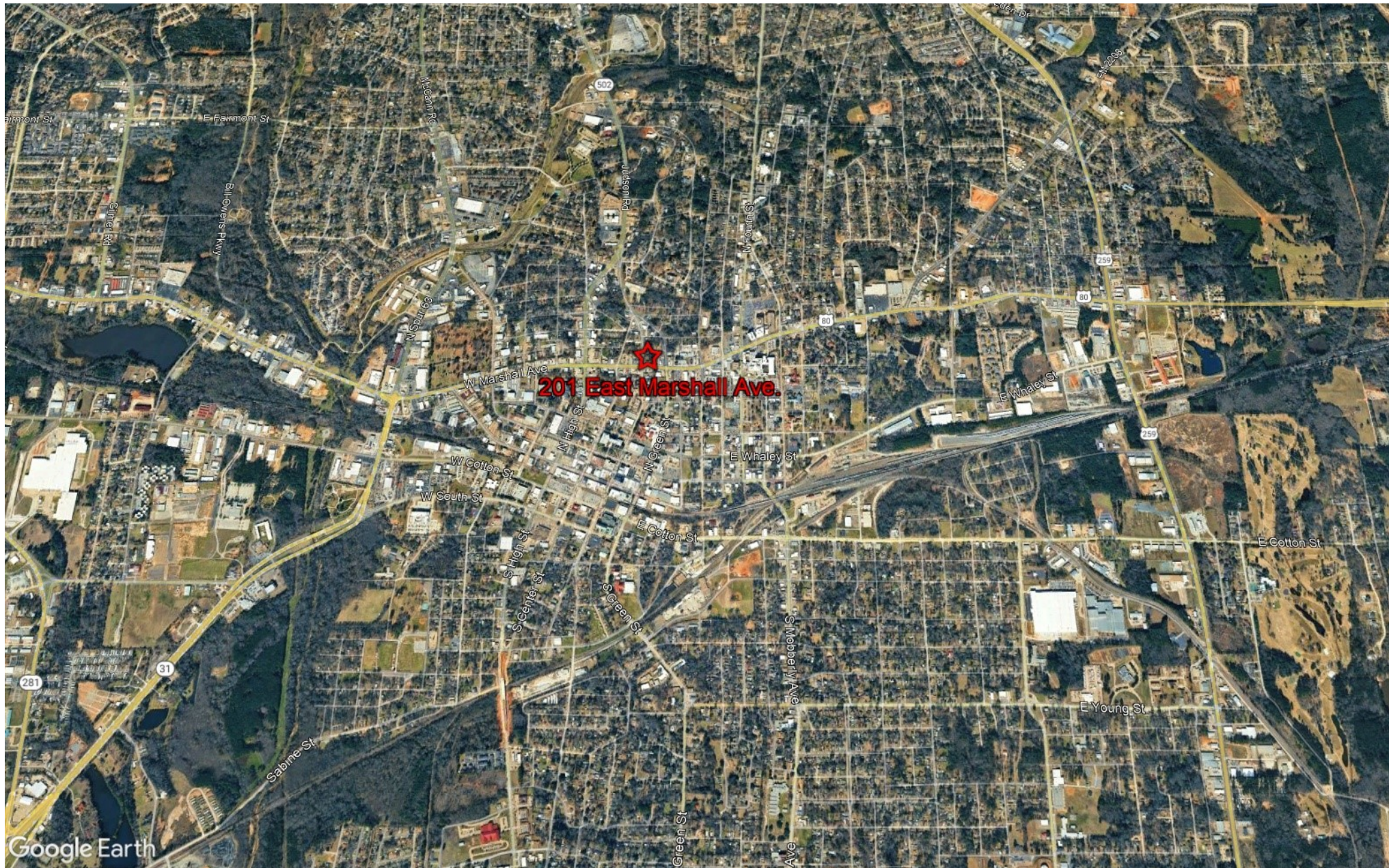
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Locator Map





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Dimensions Map

