



**MEREDITH ROEL**  
— REALTY GROUP —

3407 Airline Rd.  
Listed at \$4,500,000



## **Incredible Development Opportunity – 44.5 Acres in Prime Longview Location**

Positioned just north of Longview High School on Airline Road, this 44.5-acre tract offers unmatched potential in one of Longview's most strategic growth corridors.

With the future Spring Hill Road extension planned to run through the southern portion, this property is ideally situated for a variety of high-impact uses. The northern section lies outside city limits, while the southern portion is within city limits and zoned residential, with access to city water and sewer. A well-maintained home currently sits on the property. This property is perfectly suited for residential development, retail, office space, a church, or a school campus. Surrounded by major destinations like Longview High School, Good Shepherd Hospital North Campus, Walmart, Sam's Club, Target, and the Airline & Hawkins intersection—this is a rare investment opportunity in the path of progress.



# 3407 Airline Rd.

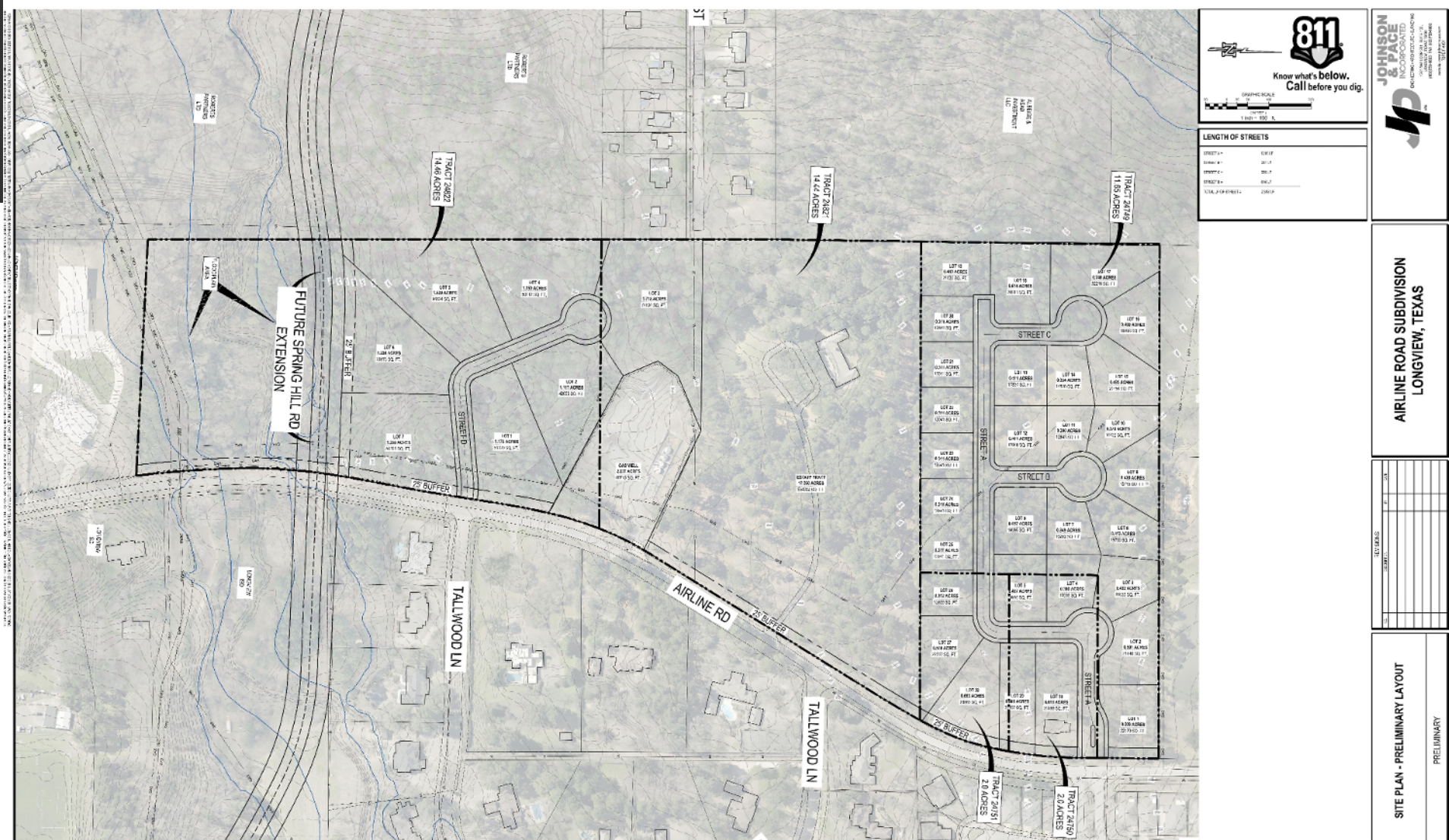
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- 44.5 Acres
- Zoning - SF 4 - Multi Family
- City Water & Sewer, Swepco
- North Portion Outside of City Limits
- Parcel #'s 24749, 24821, 24822, 24750, 24751
- Easily Accessible to Hawkins Parkway & Loop 281
- Future Extension of Spring Hill Rd. will go through the Southern portion
- Approx. 5 Acres in Flood Plain
- Close Proximity to Longview High School, Good Shepherd North Campus, Fresh by Brookshires, Wal Mart, Sams Club and Target



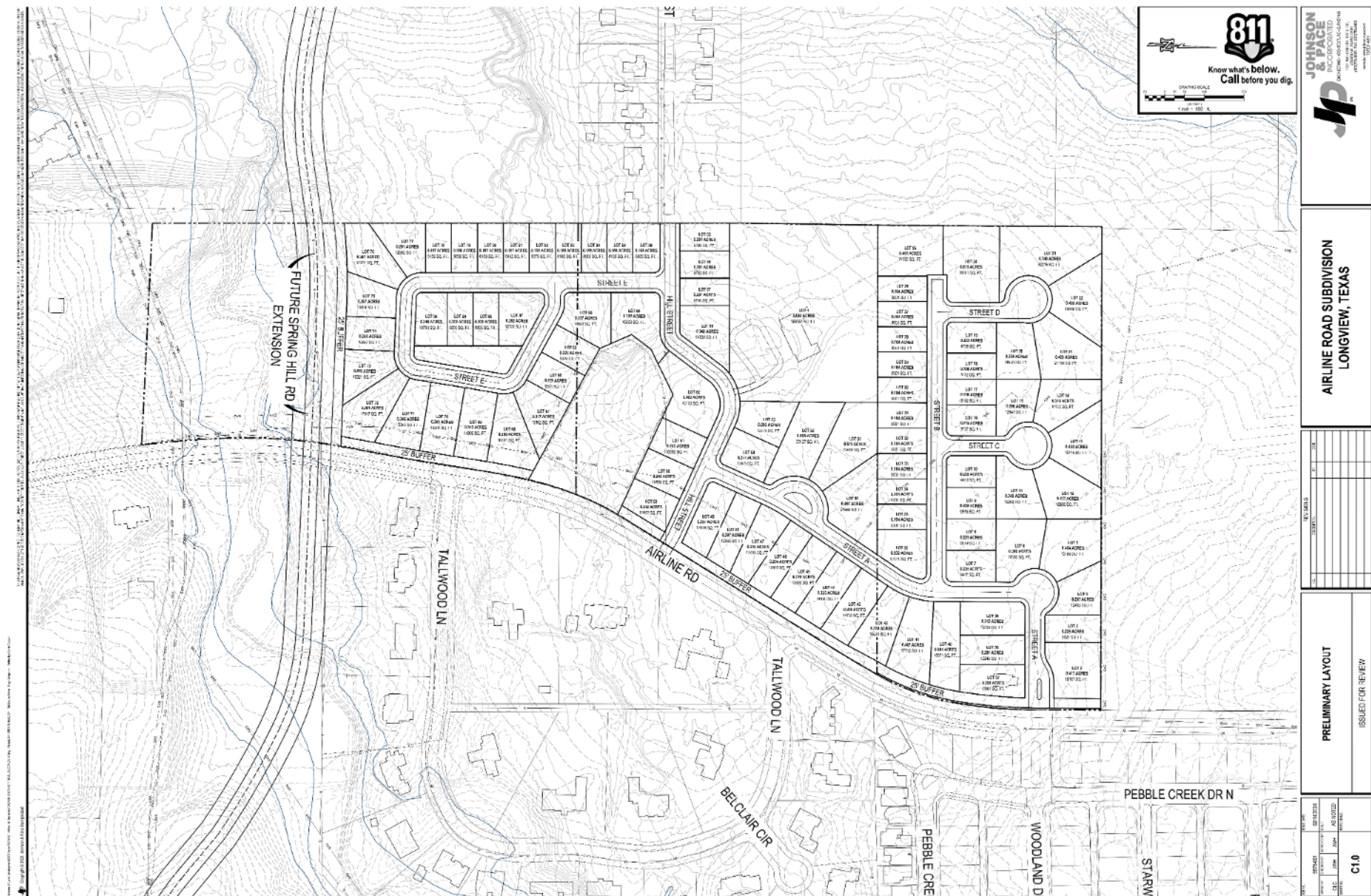


## Proposed Neighborhood Development Plans



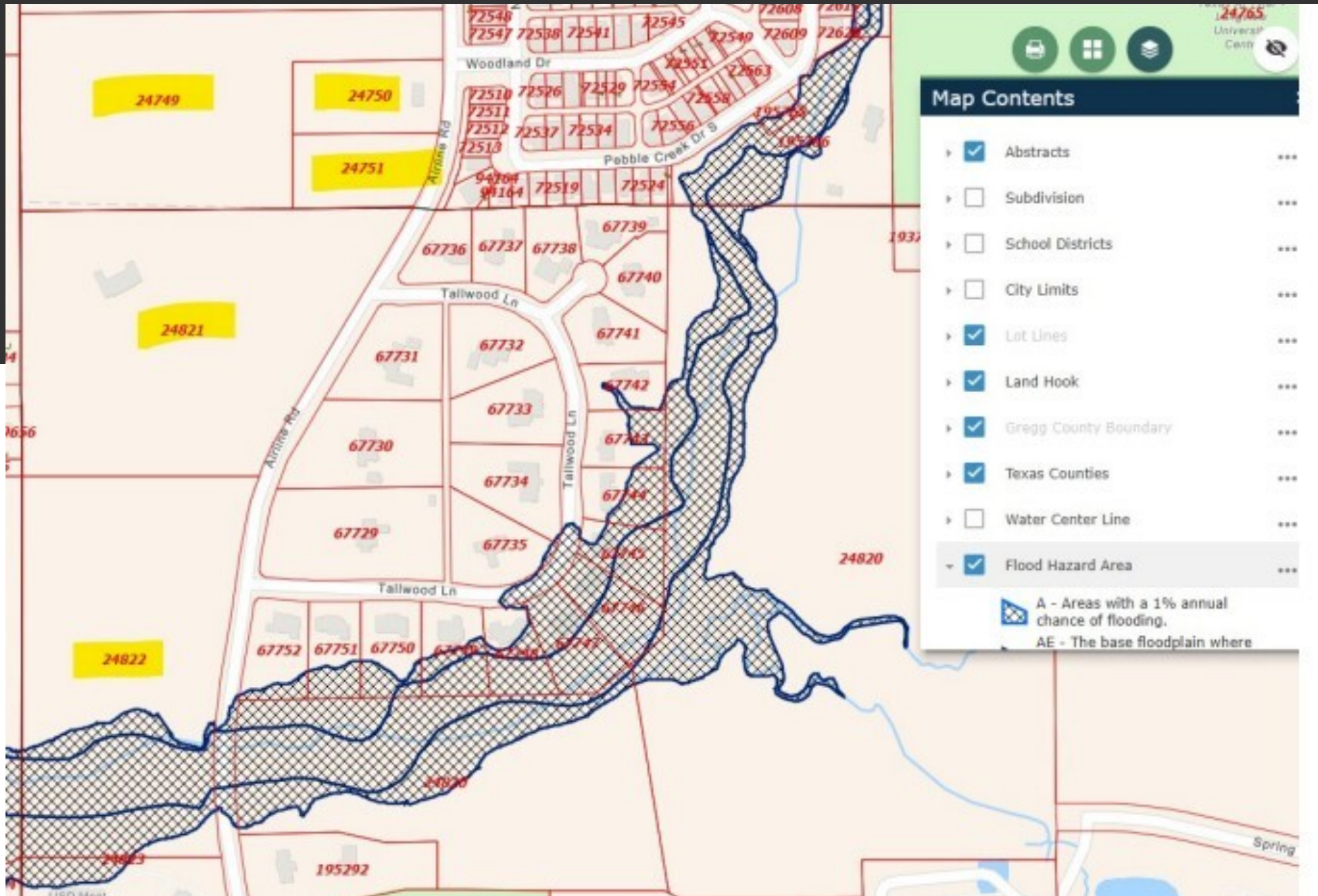


## Proposed Neighborhood Development Plans



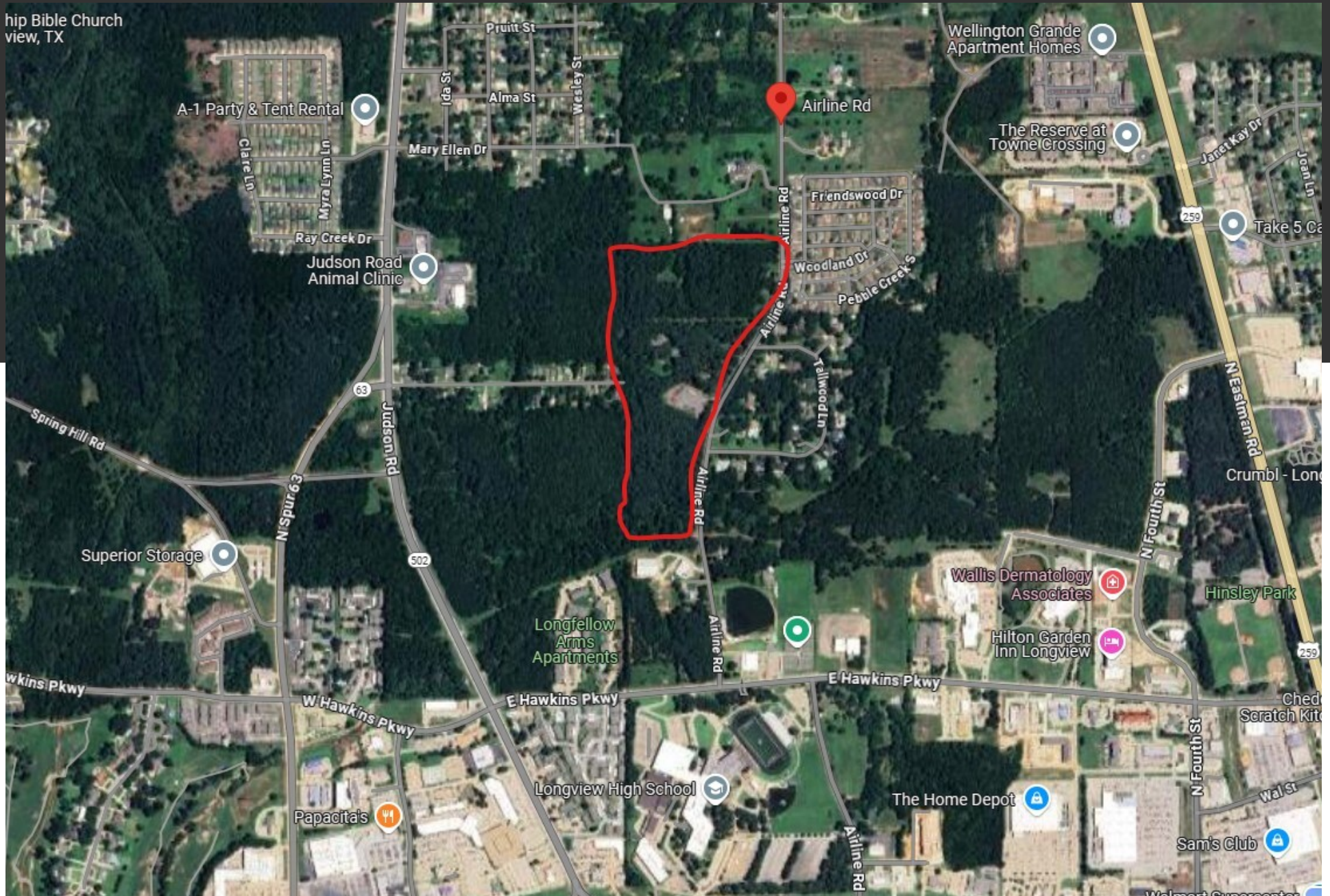


# Flood Zone Map



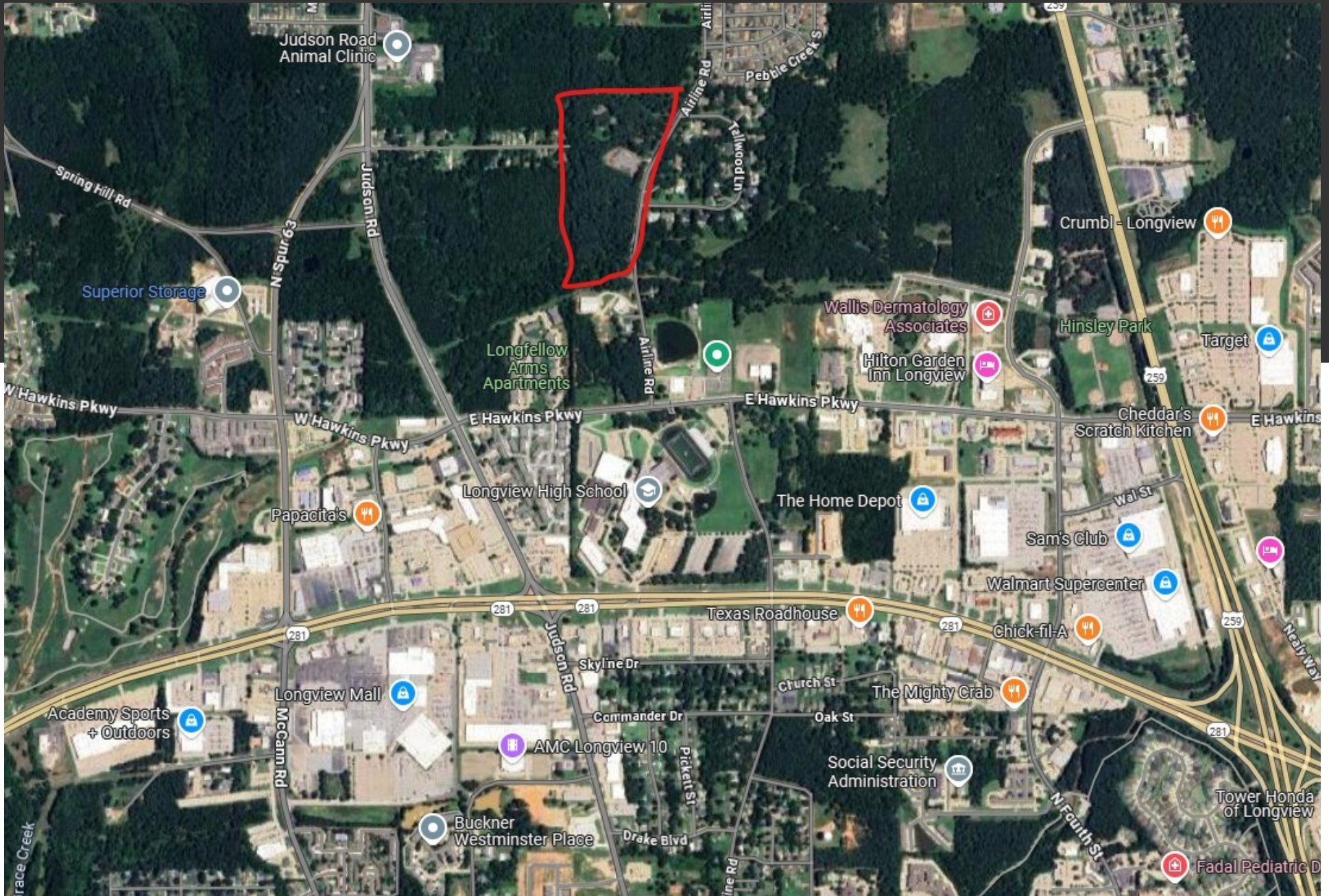


# Location Map 1

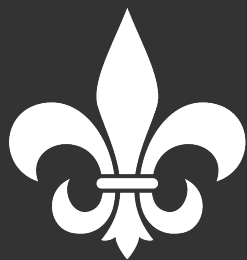




## Location Map 2







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## Get in Touch

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