

# North 4th St. Extension Longview, TX 75605

**For Sale**

## Property Details



<b>Description:</b>	Land
<b>Acres:</b>	5.209
<b>Zoning:</b>	General Retail
<b>Parcel (R#):</b>	1209902
<b>UTILITIES:</b>	
<b>Electric:</b>	AEP Swepeco
<b>Water:</b>	City of Longview
<b>Sewer:</b>	City of Longview
<b>Gas:</b>	Atmos

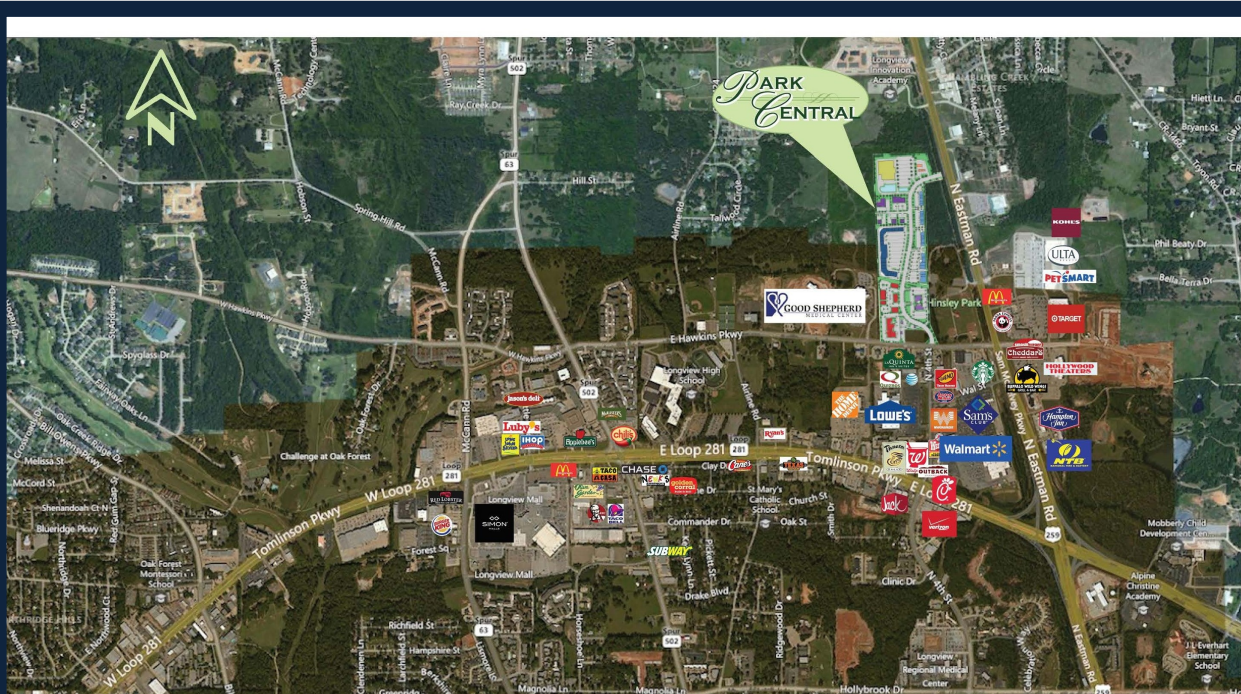
## Property Overview

Subject property is part of the Fourth Street Extension Park Central Development. Mixed use lots for sale; retail, office, medical & restaurants. Some lots have already been sold to a large grocer, medical office users & restaurants. Neighbors include Christus Good Shepherd North Campus, Hilton Garden Inn, UT Tyler-Longview Campus, as well as numerous restaurants. Lowes and Home Depot are located to the south.

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For Sale

Contact Information:



Retail Trade Area Map - Northeast Longview



Some Information Supplied by Johnson & Pate, Inc., Longview, Texas



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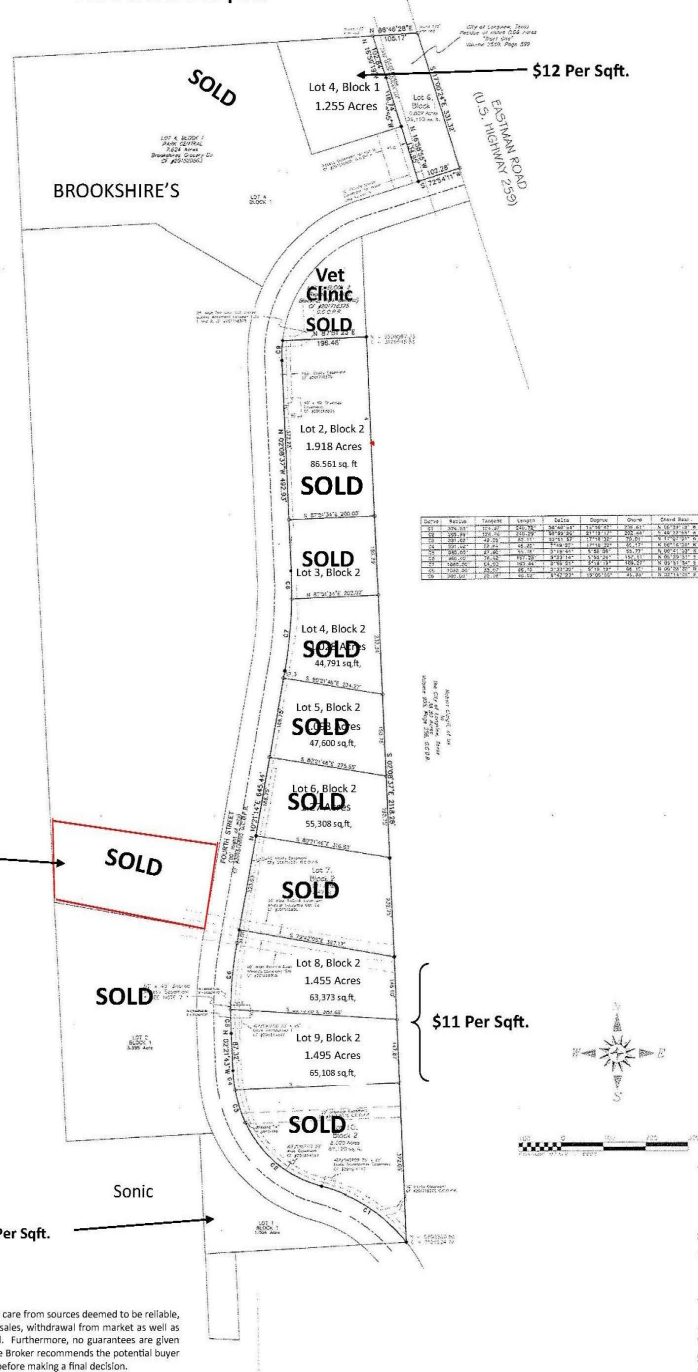
**LENHART**

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.

# Exhibit "A"

## Park Central Replat

- GENERAL NOTES:**
- Number of Lots: 10
  - ① - indicates a lot with yellow placards surrounding the perimeter "TALL 4000" for the entire street adjacent to the lot.
  - ▲ - indicates a lot with yellow placards surrounding the perimeter "TALL 4000" for the entire street adjacent to the lot.
  - According to zoning a portion of any lot depicted on this document without a site plan approved by the City of Longview, Texas, is in violation of City Ordinance and such lot is subject to fines and abatement of violation and building permits.
  - This plat was prepared and submitted to the City of Longview, Texas, for approval. The City of Longview, Texas, has approved this plat and the City of Longview, Texas, has approved the plat and the City of Longview, Texas, has approved the plat and the City of Longview, Texas, has approved the plat.
  - The balance of this plat is to divide Lot 2, Block 2 into 6 lots as shown and to create Lot 8, Block 2.
  - Lots 8 and 9 shall have a driveway which the street easement shown and no other access to Fourth Street will be allowed.



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