



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:** \$12.00, \$14.00 & \$20.00 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:

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AVAILABLE LOTS

RED: Block 1 Lots

Lot 1 – 5.605 acre @ \$12.00/SF – \$2,929,846

Lot 2 – 1.205 acre @ \$20.00/SF – \$1,049,796

Lot 3 – 1.750 acre @ \$20.00/SF – \$1,524,600

Lot 5 – 1.127 acre @ \$20.00/SF – \$981,842

Lot 6 – 1.460 acre @ \$20.00/SF – \$1,271,952

Lot 7 – 1.429 acre @ \$20.00/SF – \$1,244,945

BLUE: Block 2 Lots

Lot 7 – 1.189 acre @ \$14.00/SF – \$725,100

Lot 8 – 1.578 acre @ \$14.00/SF – \$962,328

Lot 9 – 1.239 acre @ \$14.00/SF – \$755,592

3110 Nealy Way, Lot 10 – 0.764 acre @ \$14.00/SF – \$465,918

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

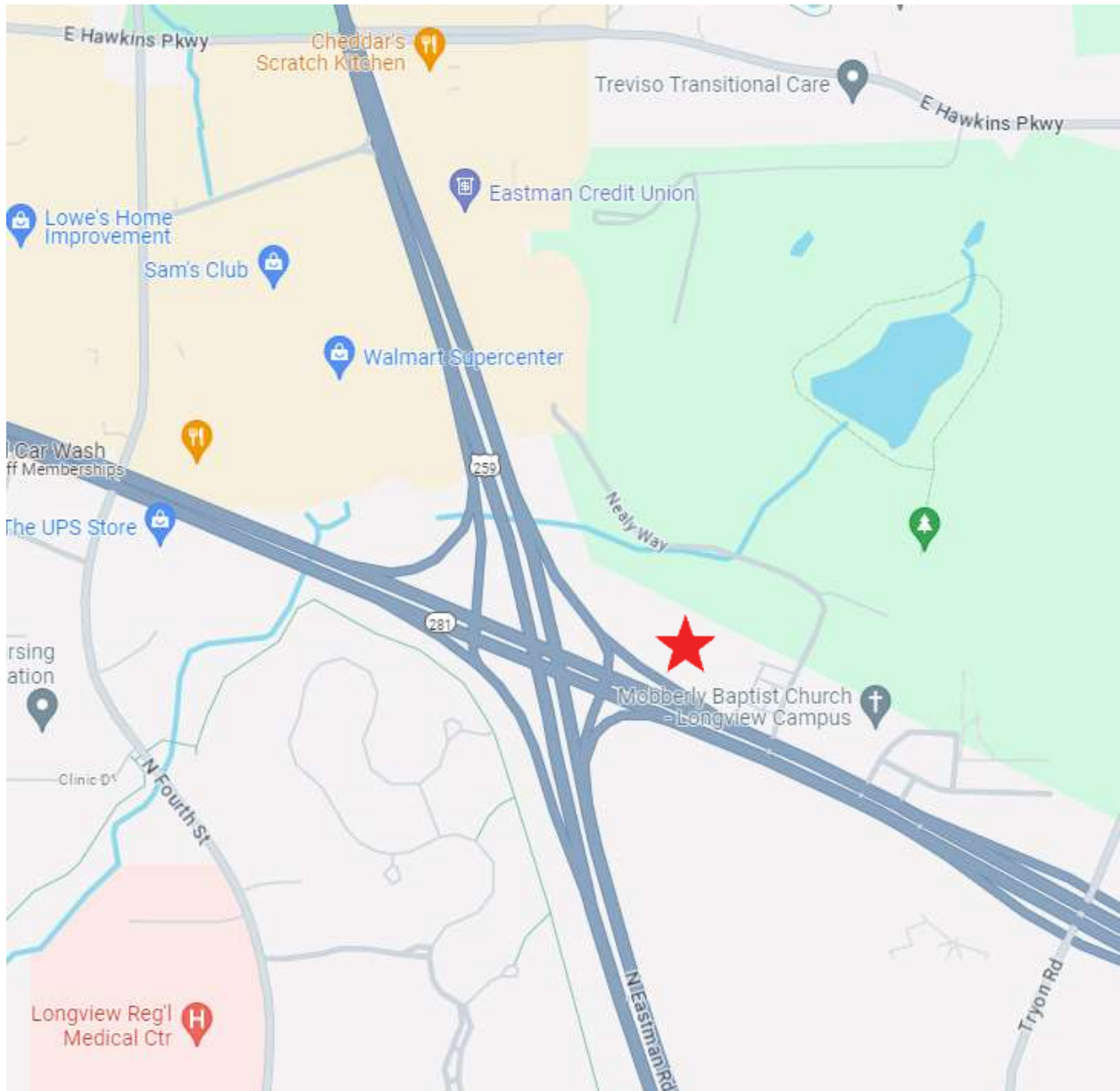
**Lot 3 restricted - no automotive use.*

SITE PLAN



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

