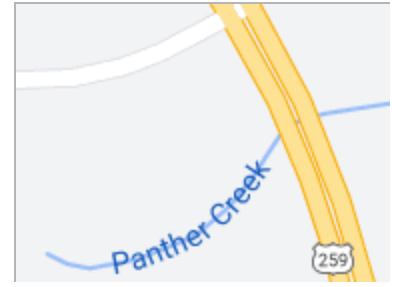


ALL FIELDS DETAIL



MLS # 20232435 **Present Use** Other
Class COMMERCIAL **Availability** Sell
Type Commercial
Area LGV ISD 111
Asking Price \$1,795,000
Address CORNER LOT Hwy
 259 and FM 1844

Address 2
City Longview
State TX
Zip 75605
Status ACTIVE
Sale/Rent For Sale
Lease/Rent
Price
IDX Include Y



GENERAL

Number of Acres	18.00	Price Per Acre	\$99,722.22
Number of Units	1	Agent	MARK W COLEMAN - Cell: 903-738-9420
Listing Office 1	TX FARMS & RANCHES/PARK VILLAGE - Office: 903-663-5000	Listing Agent 2	
Listing Office 2		Listing Agent 3	
Listing Office 3		Comp to SubAgency	0
Comp to Buyer Agency	2.5	Comp to Non-MLS	2.0
Variable Commission	N	EA/ER	ER
Owner Name	Rickey D Evans JR	Owner Phone	
Listing Date	5/3/2023	Option Period Expire Date	
Entry Latitude/Longitude		Legal	AB 31 D BENTON SVY AB 46 RT CRANE SVY TR 3
Parcel Number	11618,14634	# Buildings	0
County	Gregg	Taxes\$	3809
Year Built		Year Renovated	
Construction		Lot Size	
# Stories		Gross Sq Ft	
Rented Sq Ft		Tenancy	
Rent Per SqFt		List Price/Gross SQFT	
Gross Income		% Leased	
% Showroom		% Office	
% Warehouse		% Occupied	
Anchor Tenant		Water Utilities	
Electric Utilities		Gas Utilities	
Rail Y/N		Dock Y/N	
Crane Y/N		OHD Y/N	
Fence Y/N		Security Y/N	
Management \$		Janitorial \$	
Parking		Road Frontage	
Directions	SW CORNER OF HWY 259 AND FM 1844	Foreclosure/Bank Owned	No
Escrow To	CENTRAL	Escrow Amt\$	15000
Lease Info/Terms		Off Market Date	
Associated Document Count	0	Agent Hit Count	12
Client Hit Count	0	Search By Map	
Tax ID		VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	Update Date	5/4/2023
Status Date	5/4/2023	HotSheet Date	5/4/2023
Price Date	5/4/2023	Input Date	5/4/2023 12:31 PM
Original Price	\$1,795,000	Days On Market	1
Brokerage License Number	0387775	Agent License Number	0387754
Supervisor License Number	0387775	Listing Agent 2 License Number	
Subdivision Y/N		Subdivision Name	
Compensation for Lease		Geocode Quality	Manually Placed Pin
Picture Count	1	Sold Price Per SQFT	
Input Date	5/4/2023 12:31 PM	Update Date	5/4/2023 2:03 PM
Listing Team		Selling Team	

FEATURES**WILL SELL**

Cash
Conventional
Land Bank

SHOWING INSTRUCTIONS

Vacant
Show Anytime

POSSESSION

At Closing
Immediate

SPECIAL

Aerial Photo
Pipe Line

UTILITIES

Co-Op Water
Private Sewer
City Electric
Cable TV
Overhead Utilities

ROAD/PARKING

City Street
County Road

SURVEILLANCE DEVICES

No

VISITOR RECORDING CONSENT

Audio and Video

FINANCIAL**Assumable Y/N****Escalate Y/N****Assumption Payment Amount****Lender****Loan Balance****Minimum Down****Financing Remarks****Assumption Amount****Qualify Y/N****Existing Financing****Present Int Rate****As Of****Owner Financing**

SOLD STATUS**How Sold****Closing Date****Selling Agent 1****Approx SqFt****Seller Concessions****Points Paid By Seller****Contract Date****Sold Price****Selling Office 1****Sold Price Per SqFt****First Year Interest Rate****Points Paid By Buyer**

REMARKS**Public Remarks**

GREAT LOCATION AND PRICED WELL BELOW RECENT SALES IN THE AREA, ALMOST 18 ACRES ALREADY CLEARED AND READY FOR DEVELOPMENT AT CORNER OF HWY 259 NORTH AND FM 1844. WITH FRONTAGE ON 3 SIDES. ADDITIONAL 6 ACRES ADJACENT ALSO AVAILABLE. PROPERTY HAS BEEN CLEARED AND PARTIAL DIRT WORK COMPLETED. 2 PRIME CORNER LOTS AVAILBLE FOR IMMEDIATE CONSTRUCTION.

Confidential Agent Rmks**Additional Showing Instr****Addendum**

DISCLAIMER

This information is deemed reliable, but not guaranteed.