

# For Sale or Lease

## 344-346 W Cotton St., Longview, TX



### Property Description:

344 W. Cotton is an approximate 3,473 sq.ft. building with reception, 4 offices, conference room, kitchen, warehouse area and 2 restrooms with a 14'x10' overhead door. It was renovated in 2023 as shown on the attached drawing.

346 W. Cotton is an approximate 3,692.50 sq.ft. 2 story building with the first floor (2,618.5 sq.ft.) having a lobby area, breakroom, office, 2 warehouse areas, 2 restrooms and 2 – 14'x16' overhead doors; the second floor(1,074 sqft) has a large open area, kitchen, 1 restroom and a shower. This building had a new HVAC system installed in 2023.

[www.cbcworldwide.com](http://www.cbcworldwide.com)

[www.costar.com](http://www.costar.com)

[www.crex.com](http://www.crex.com)



**COLDWELL BANKER  
COMMERCIAL**  
LENHART  
PROPERTIES INC.

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

344-346 W Cotton St.

For Sale or Lease

Contact Information:



Frank H. Chaney  
1100 Judson Rd., Suite 400  
Longview, TX 75601

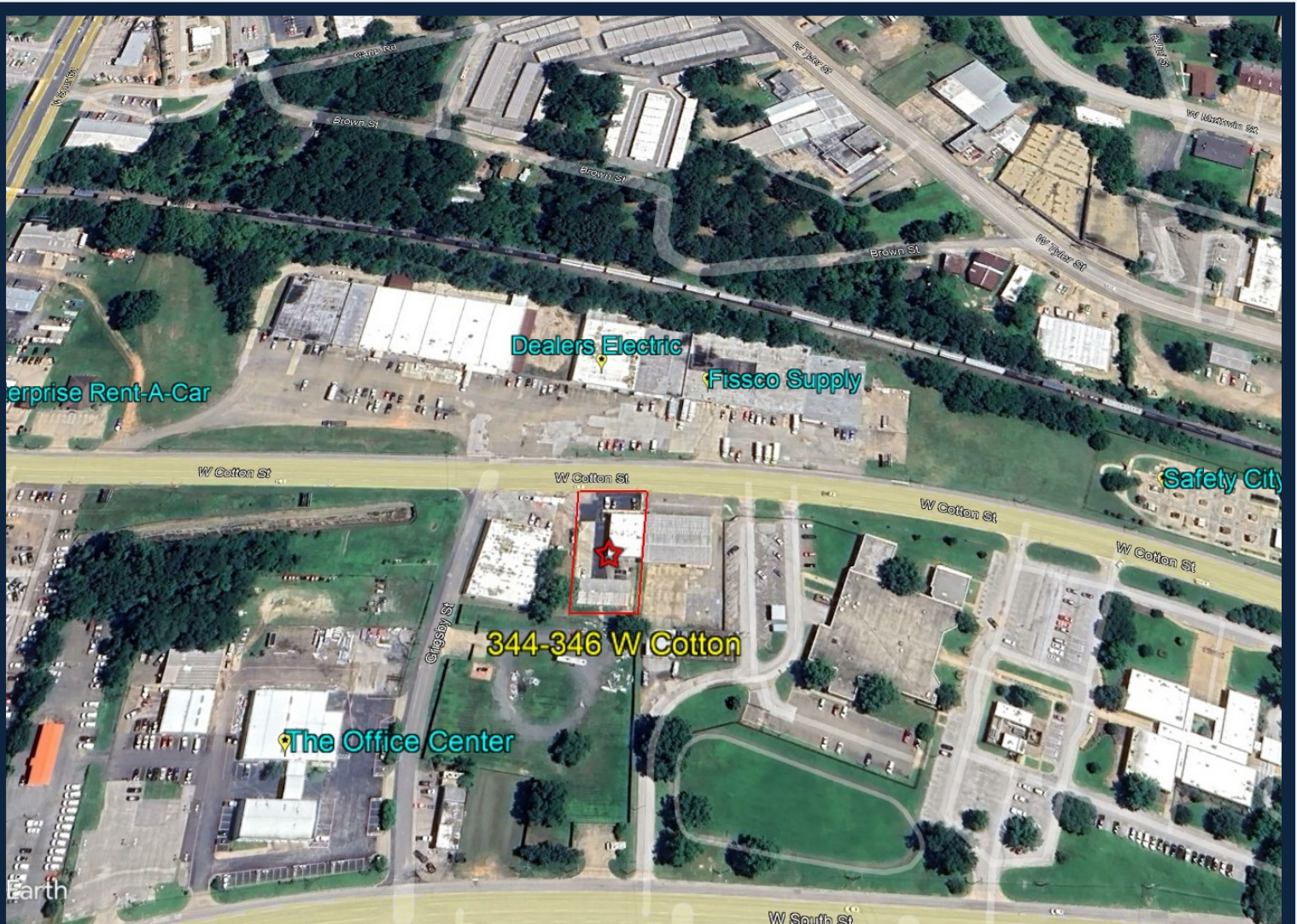
[frank.chaney@frankchaney.com](mailto:frank.chaney@frankchaney.com)

903-240-3366 Mobile

903-297-1444 Office



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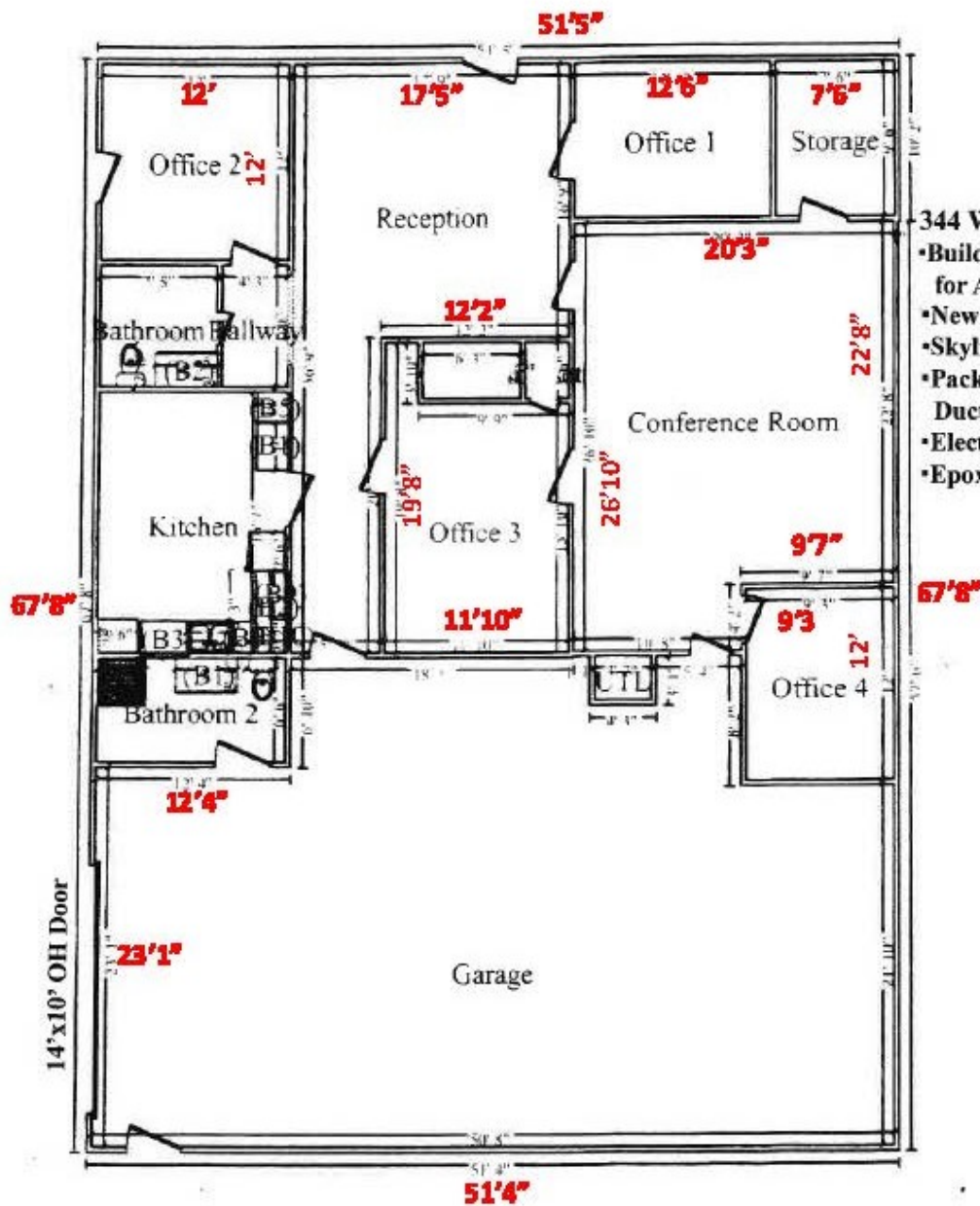


Although this information has been acquired with customary care from sources deemed to be reliable, Broker makes no guarantees with regard to prices, interim sales, withdrawal from market as well as other events over which Broker has no influence or control. Furthermore, no guarantees are given with 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.

# Floor Plan

344 W. Cotton St.

3,473 Sq. Ft.



## 344 W. Cotton St. 2023 Renovations

- Building Gutted and Remediated for Asbestos & Lead
- New Roof
- Skylights & Gutters
- Package HVAC Unit with New Ductwork
- Electric & Plumbing
- Epoxy Floor with 20 Yr Warranty

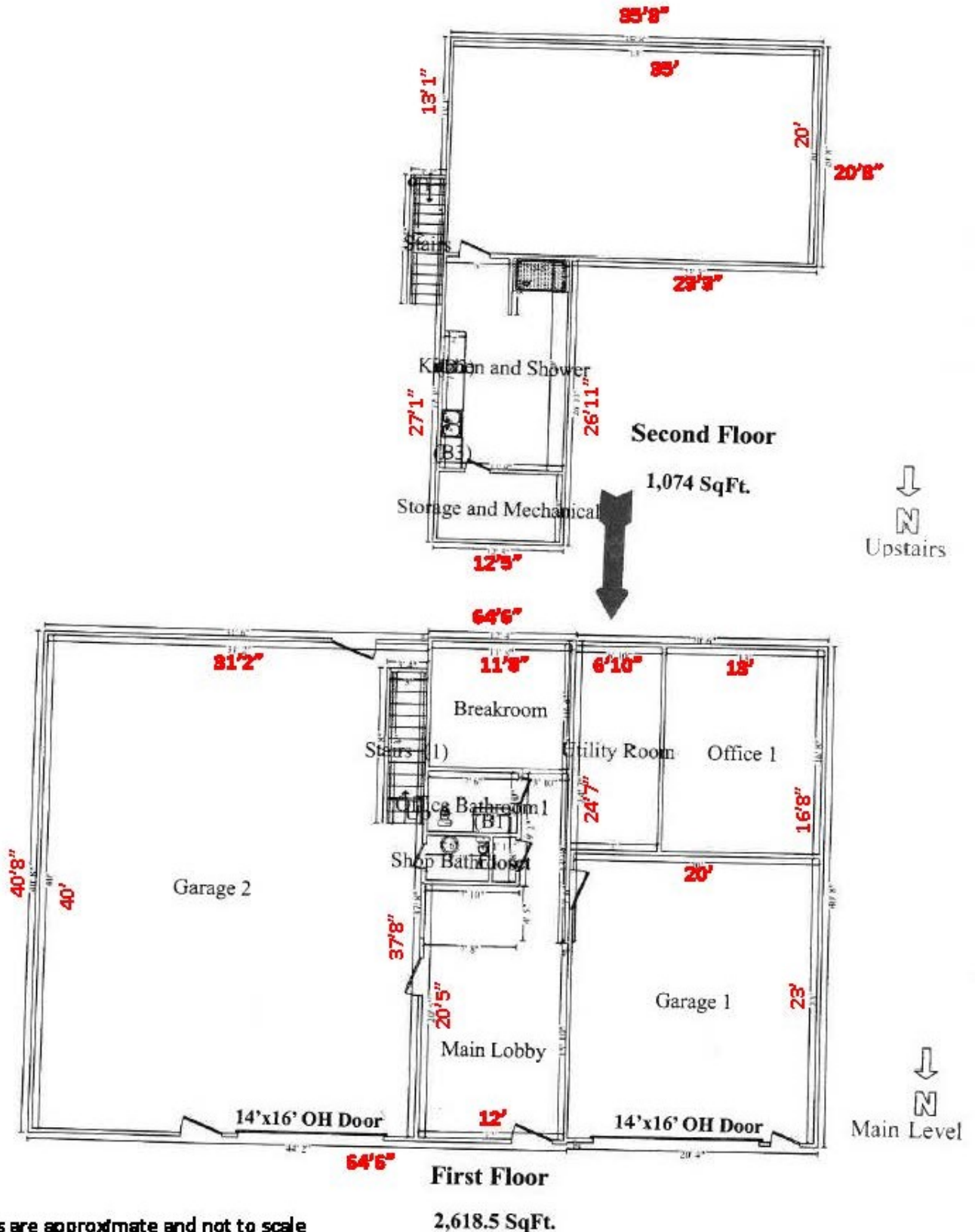


Main Level

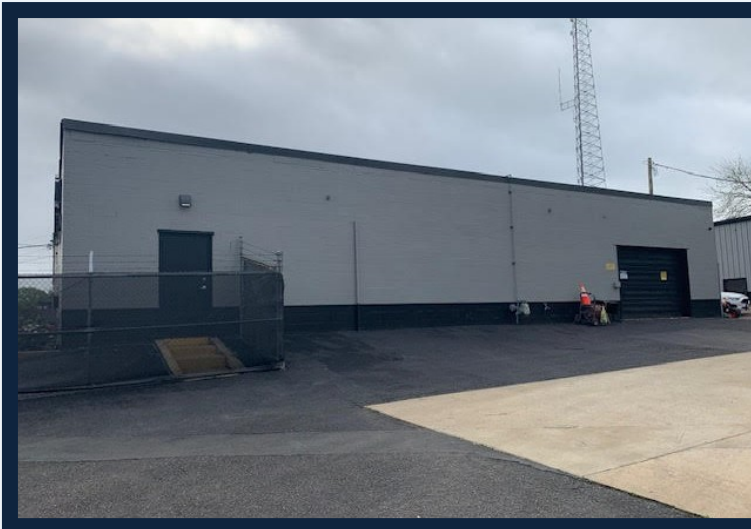
Dimensions are approximate and not to scale

# Floor Plan

346 W. Cotton St.  
Longview, TX  
Total Bldg. 3,692.50 SqFt.



# Photos



West Side with 12x10' Overhead Door Access to Warehouse



Front Entry and Reception Counter



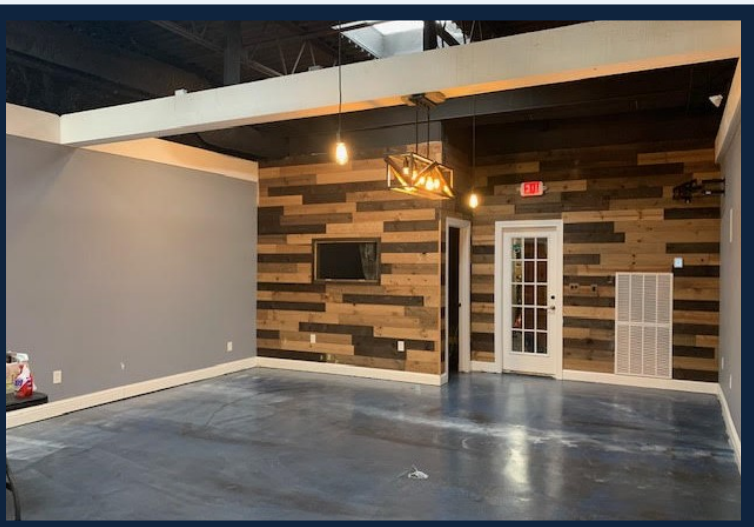
Typical Private Office



Reception Area and Access to Additional Office Spaces

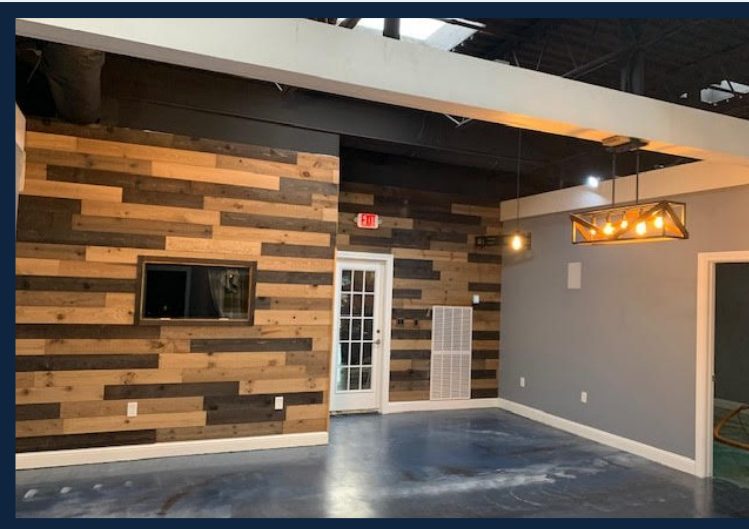


Front Office



Large Open Area for Multiple Desks or Conference Area

# Photos



Large Conference Area



Private Office



Kitchen Break Room Area



West Profile of Building with Two Access Points



Rear of Building



346 W. Cotton Automotive Repair Shop



11/2/2015

## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Coldwell Banker Commercial Lenhart</b>	<b>425302</b>	<b>jlenhart@redsix.net</b>	<b>(903)297-1444</b>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<b>Jack Lenhart</b>	<b>441875</b>	<b>jlenhart@sixty-six.net</b>	<b>(903)297-1444</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Jack Lenhart</b>	<b>441875</b>	<b>jlenhart@sixty-six.net</b>	<b>(903)297-1444</b>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<b>Frank H. Chaney</b>	<b>342931</b>	<b>frank.chaney@frankchaney.com</b>	<b>(903)240-3366</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission  
TAR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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IABS Form

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)