



Property Information

Location:	5505 McCann Road (McCann Rd Extension) Longview, Texas 75605
Available Square Footage:	Approximately 1,800 SF
Lease Price:	\$1,950.00 per month for shop/gravel lot
Sale Price:	\$495,000.00 for shop & 4.5 acres
Zoning:	Planned Development – General Retail
Amenities:	Small heated/cooled shop with a 600 SF finished office. Easy ingress and egress. One large bay door on the front & small garage door on back. Pylon sign is an added bonus.

For more information:

**Walter R. Northcutt
(903) 753-2191**

wnorthcutt@beerwellseasttexas.com

Property Photos



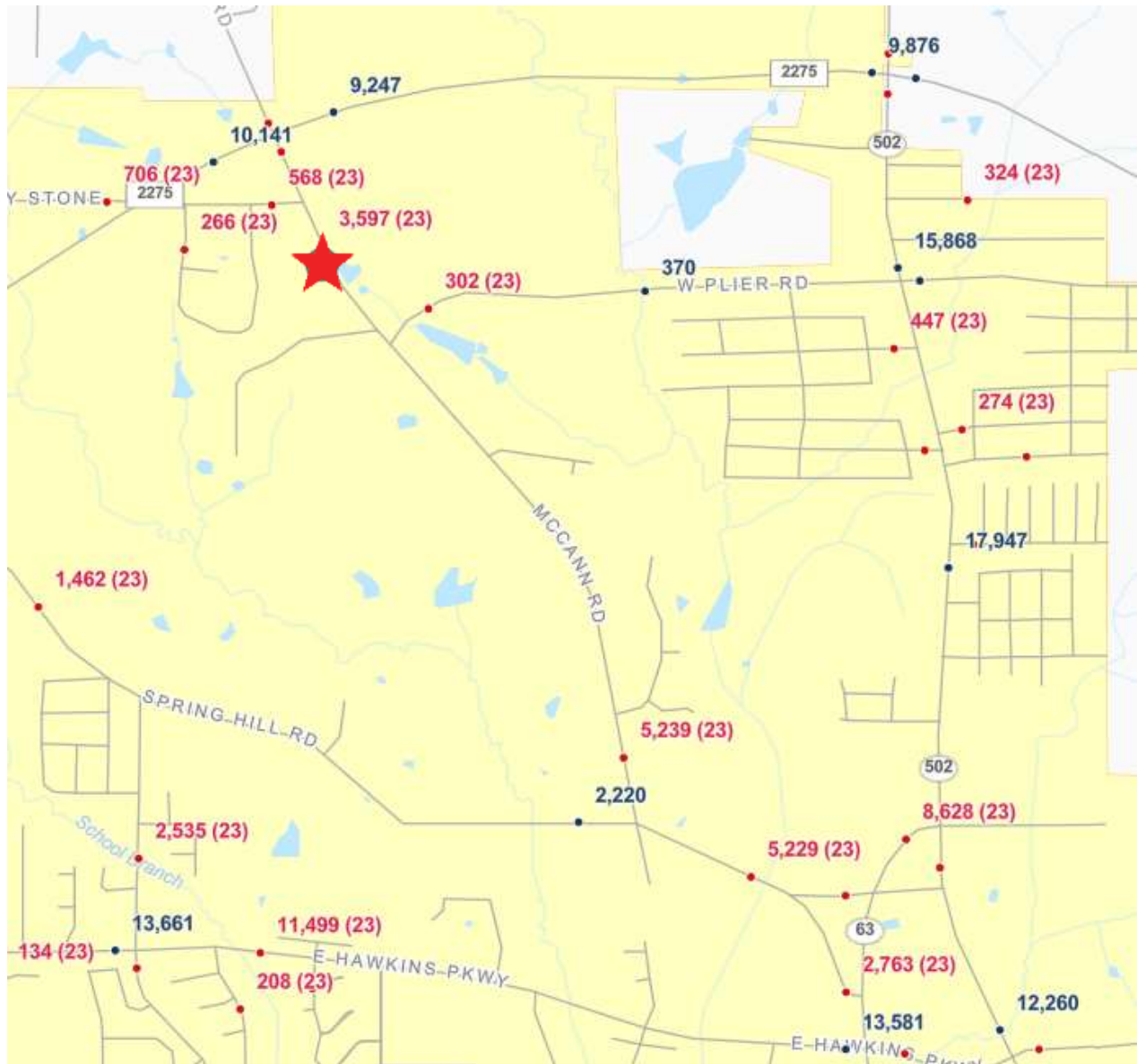
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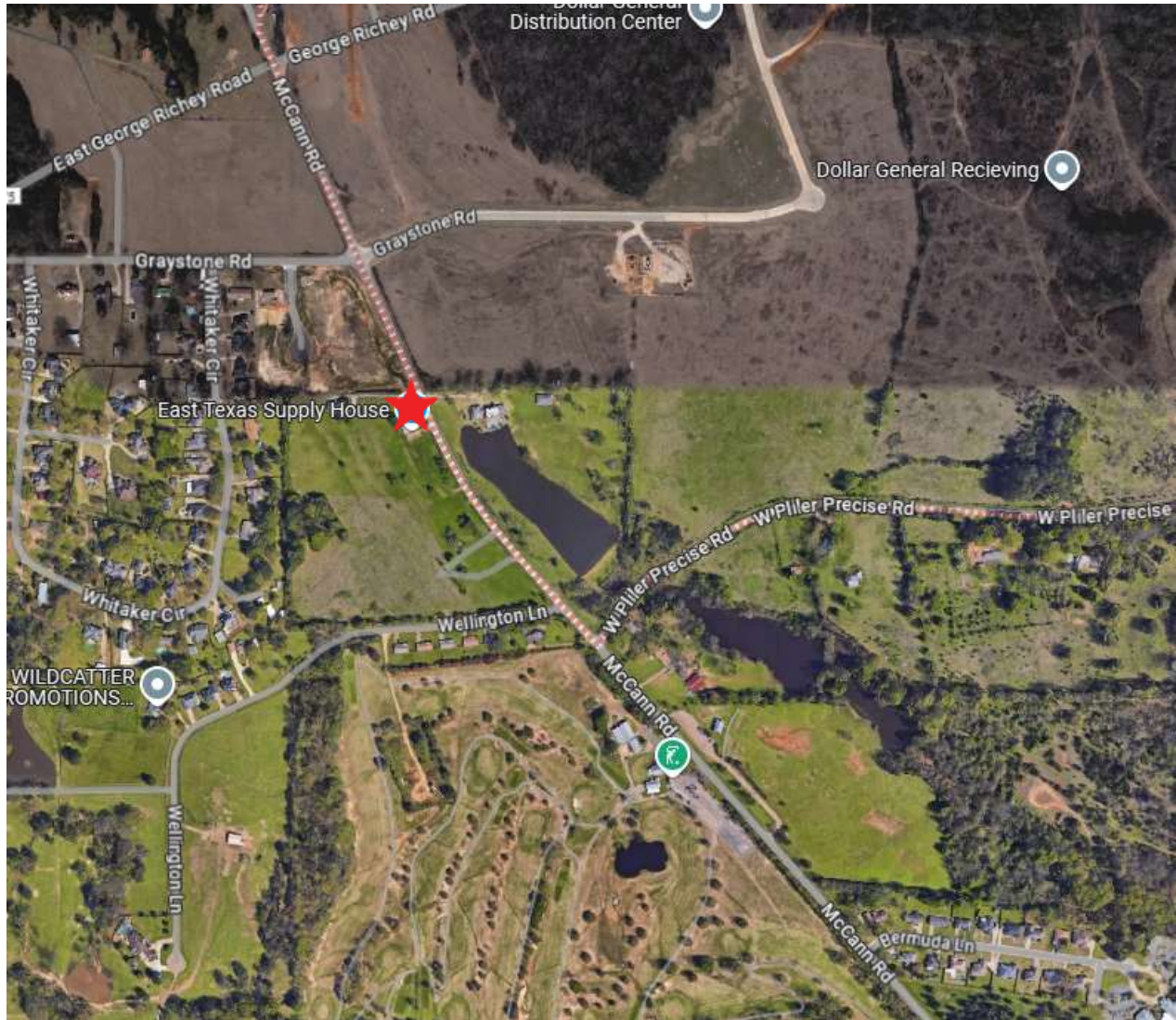


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TRAFFIC COUNTS



AERIAL MAP



Map

