

1015 MCCANN RD,
LONGVIEW, TX 75601

For
Sale

NATASHA
HARRELL
REALTOR®

903-241-8094



Property Features

- 8,500 SF
- .4477 Acres
- Built in 1973
- Zoned C-2
- Commercial Use
- Centrally Located
- Multi-Metered
- 4 yr old four inch foam rubber roof

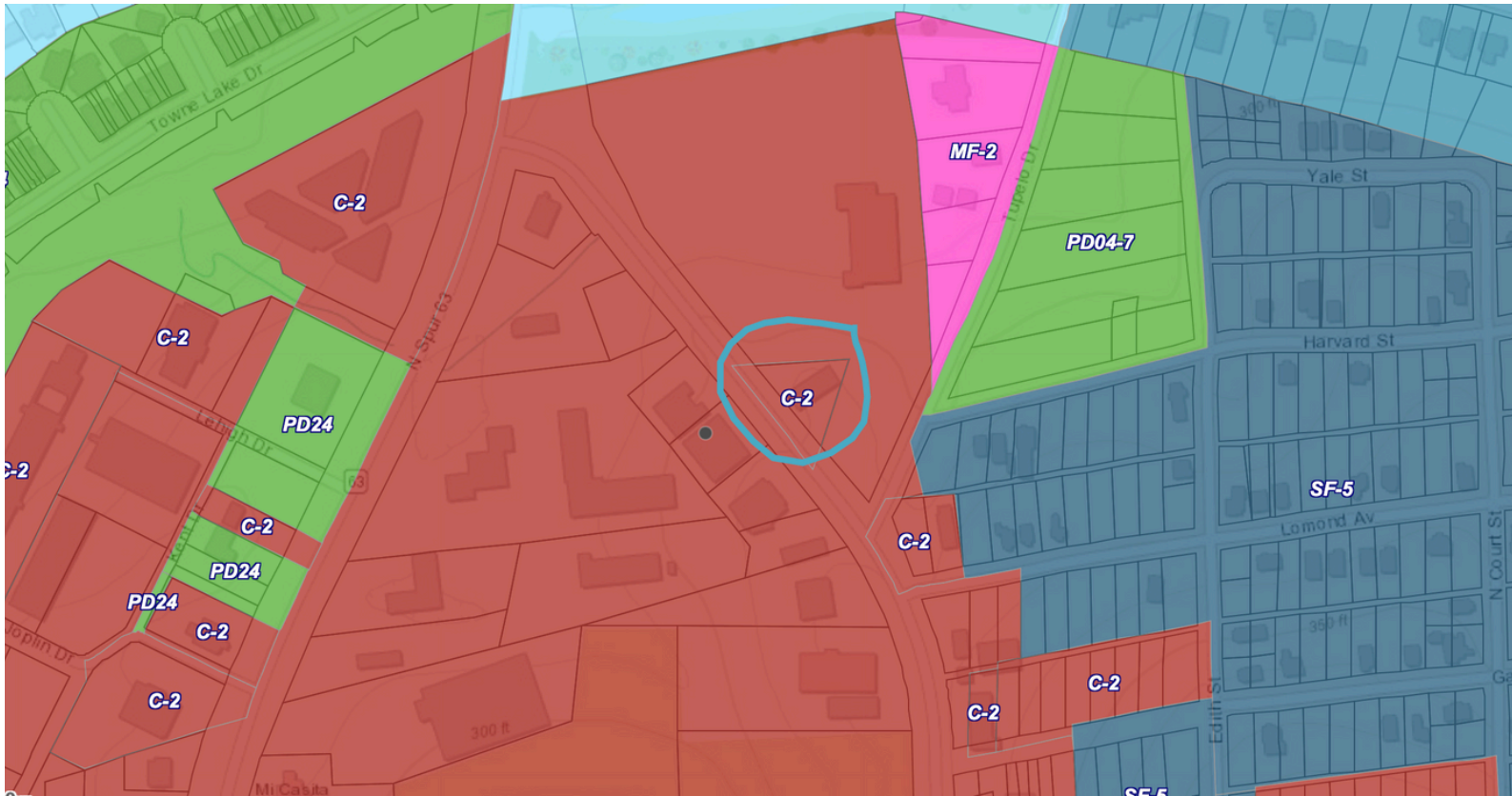
Sales Price

- \$650,000

Floor plan allows for Dual-Tenant free standing offices, or one tenant, using 3 interconnecting doors between the 2 suites.

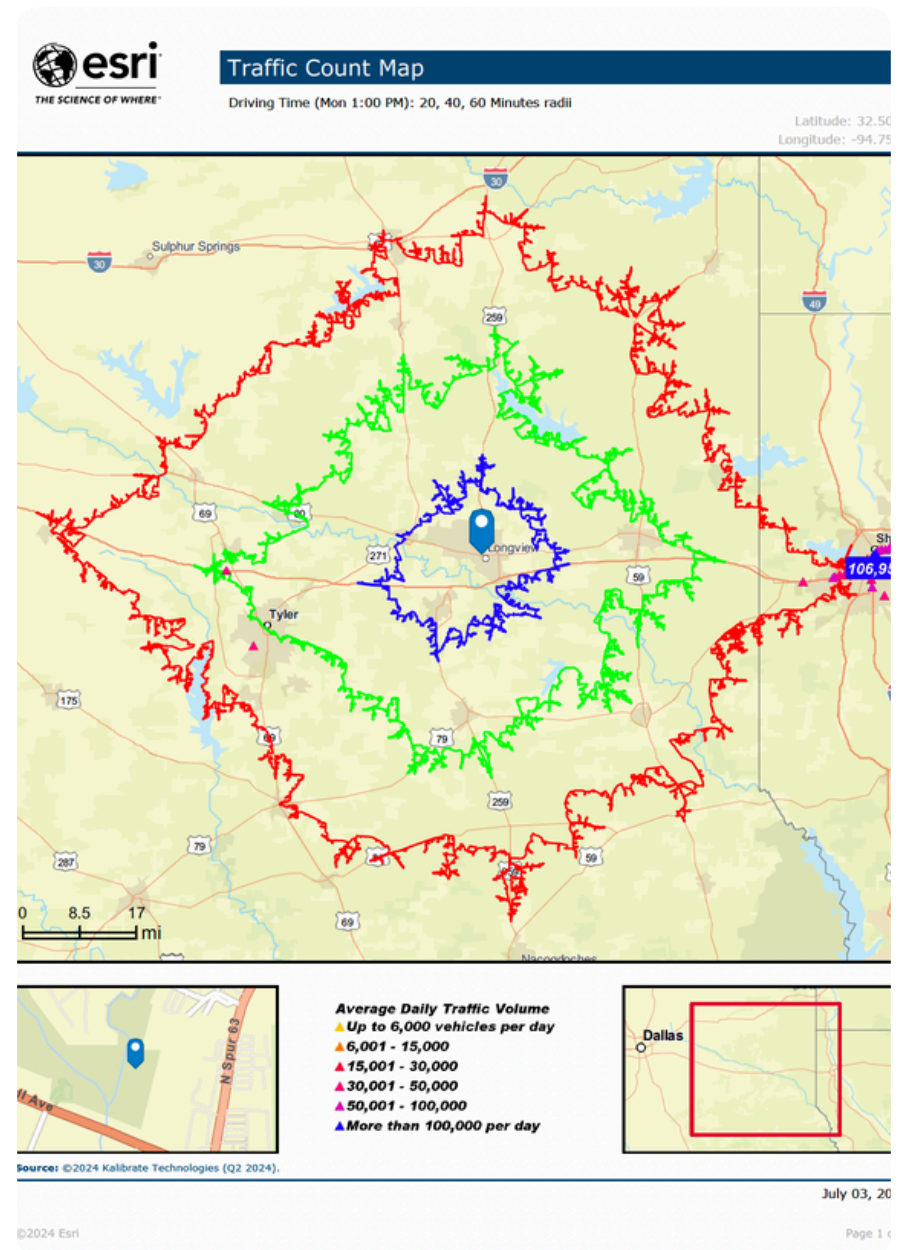
Owner/User can occupy entire building, or one side, and lease out the other.

Zoning Map



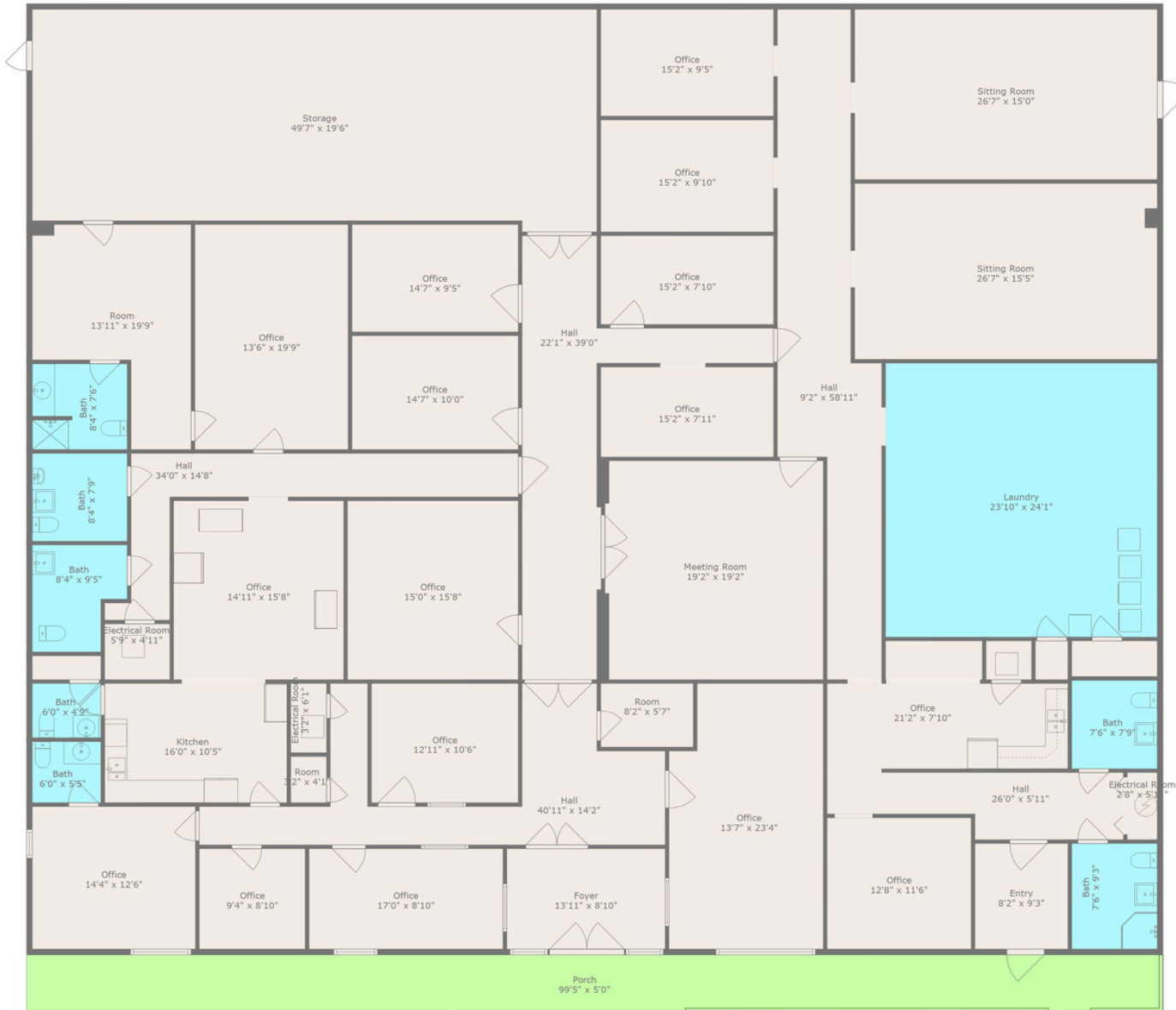
C-2 Commercial Zoning allows for a plethora of different businesses/usage. Call Listing agent for a detailed list, or any questions.

Traffic Count Maps



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 age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Natasha Harrell, Johnson Realty, 903-241-8094

Floor Plan



Measurements Are Deemed Highly Reliable But Not Guaranteed



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Suite 100: +/- 3,790 SF that includes a small foyer/waiting area, reception office, three general offices, large break room & dining area. 4 restrooms and one shower room, storage/work areas, file room & large rear finished storage or warehouse area. 2 heating and cooling units.

Suite 101: +/- 4,710 SF that includes a small foyer, one full bath with shower, & one restroom. Break room, 8 general offices and 3 large cubical or server rooms, conference room & storage. 2 heating and cooling units.

*Not all rooms pictured





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Retail Market Potential & Community Profile



Retail Market Potential

Driving Time (Mon 1:00 PM): 20 Minutes radii

Latitude: 32.5016
Longitude: -94.7532

Demographic Summary	2024	2029
Population	149,457	150,477
Population 18+	114,081	117,107
Households	57,780	59,095
Median Household Income	\$65,681	\$75,178

	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
Product/Consumer Behavior			
Apparel (Adults)			
Bought Men's Clothing/12 Mo	71,764	62.9%	100
Bought Women's Clothing/12 Mo	59,874	52.5%	100
Bought Shoes/12 Mo	85,818	75.2%	100
Bought Fine Jewelry/12 Mo	24,115	21.1%	97
Bought Watch/12 Mo	14,938	13.1%	99
Automobiles (Households)			
HH Owns or Leases Any Vehicle	52,742	91.3%	101
HH Bought or Leased New Vehicle/12 Mo	4,946	8.6%	93
Automotive Aftermarket (Adults)			
Bought Gasoline/6 Mo	103,684	90.9%	101
Bought or Changed Motor Oil/12 Mo	64,968	56.9%	106
Had Vehicle Tune-Up/12 Mo	26,468	23.2%	97
Beverages (Adults)			
Drank Non-Diet (Regular) Cola/6 Mo	45,974	40.3%	108
Drank Beer or Ale/6 Mo	42,275	37.1%	97
Cameras (Adults)			
Own Digital Point and Shoot Camera/Camcorder	10,740	9.4%	96
Own Digital SLR Camera or Camcorder	10,690	9.4%	90
Printed Digital Photos/12 Mo	29,259	25.6%	99
Cell Phones (Adults/Households)			
Bought Cell Phone/12 Mo	41,774	36.6%	101
Have a Smartphone	107,237	94.0%	100
Have Android Phone (Any Brand) Smartphone	49,785	43.6%	113
Have Apple iPhone Smartphone	59,680	52.3%	91
HH Owns 1 Cell Phone	17,807	30.8%	103
HH Owns 2 Cell Phones	22,322	38.6%	98
HH Owns 3+ Cell Phones	16,532	28.6%	100
HH Has Cell Phone Only (No Landline Telephone)	42,943	74.3%	103
Computers (Households)			
HH Owns Computer	46,761	80.9%	96
HH Owns Desktop Computer	21,760	37.7%	97
HH Owns Laptop or Notebook	38,103	65.9%	95
HH Owns Apple/Mac Brand Computer	11,477	19.9%	80
HH Owns PC/Non-Apple Brand Computer	40,497	70.1%	100
HH Purchased Most Recent Home Computer at Store	20,894	36.2%	97
HH Purchased Most Recent Home Computer Online	14,860	25.7%	94
HH Spent \$1-499 on Most Recent Home Computer	8,820	15.3%	111
HH Spent \$500-999 on Most Recent Home Computer	10,581	18.3%	97
HH Spent \$1K-1499 on Most Recent Home Computer	5,658	9.8%	86
HH Spent \$1500-1999 on Most Recent Home Computer	1,908	3.3%	82
HH Spent \$2K+ on Most Recent Home Computer	2,949	5.1%	84

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2024 and 2029.

July 03, 2024



Community Profile

Driving Time (Mon 1:00 PM): 20, 40, 60 Minutes radii

Latitude: 32.5016
Longitude: -94.7532

	20 Minutes	40 Minutes	60 Minutes
Population Summary			
2010 Total Population	141,737	324,055	647,402
2020 Total Population	147,434	333,351	675,239
2020 Group Quarters	3,523	13,948	18,980
2024 Total Population	149,457	341,394	692,819
2024 Group Quarters	3,537	14,653	19,760
2029 Total Population	150,477	347,144	705,840
2024-2029 Annual Rate	0.14%	0.33%	0.37%
2024 Total Daytime Population	164,641	358,736	690,954
Workers	84,203	170,211	306,584
Residents	80,438	188,525	384,370
Household Summary			
2010 Households	53,086	117,185	243,739
2010 Average Household Size	2.58	2.64	2.58
2020 Total Households	56,444	122,388	257,024
2020 Average Household Size	2.55	2.61	2.55
2024 Households	57,780	126,315	265,878
2024 Average Household Size	2.53	2.59	2.53
2029 Households	59,095	130,081	274,266
2029 Average Household Size	2.49	2.56	2.50
2024-2029 Annual Rate	0.45%	0.59%	0.62%
2010 Families	36,844	82,617	170,434
2010 Average Family Size	3.11	3.16	3.10
2024 Families	37,809	84,292	176,594
2024 Average Family Size	3.15	3.19	3.14
2029 Families	38,421	86,226	180,996
2029 Average Family Size	3.11	3.17	3.12
2024-2029 Annual Rate	0.32%	0.45%	0.49%
Housing Unit Summary			
2000 Housing Units	53,201	119,526	245,524
Owner Occupied Housing Units	61.3%	64.1%	64.5%
Renter Occupied Housing Units	30.8%	26.3%	24.6%
Vacant Housing Units	7.9%	9.6%	10.9%
2010 Housing Units	57,381	129,386	273,039
Owner Occupied Housing Units	58.9%	61.5%	61.8%
Renter Occupied Housing Units	33.6%	29.1%	27.5%
Vacant Housing Units	7.5%	9.4%	10.7%
2020 Housing Units	62,245	137,250	289,410
Owner Occupied Housing Units	56.0%	58.9%	60.2%
Renter Occupied Housing Units	34.7%	30.3%	28.6%
Vacant Housing Units	9.2%	10.8%	11.1%
2024 Housing Units	63,871	141,731	299,322
Owner Occupied Housing Units	56.5%	59.8%	61.2%
Renter Occupied Housing Units	33.9%	29.3%	27.6%
Vacant Housing Units	9.5%	10.9%	11.2%
2029 Housing Units	65,135	145,494	307,395
Owner Occupied Housing Units	58.5%	61.9%	63.3%
Renter Occupied Housing Units	32.3%	27.5%	25.9%
Vacant Housing Units	9.3%	10.6%	10.8%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 04, 2024

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