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Coldwell Banker Commercial
 1100 Judson Rd., Suite 400
 Longview, TX 75601
 Office: 903-297-1444



406-408 Ambassador Row, Longview, TX

11,264 Sq. Ft. Office/Warehouse For Lease

- ◆ Main Building— 7,890 Sq. Ft
- ◆ 2,624 Sq. Ft. Covered Storage with Fenced, Concrete Yard
- ◆ 750 Sqft. Mezzanine
- ◆ 3.021 Acres
- ◆ Zoned Commercial
- ◆ 4 Overhead Doors
- ◆ 16' Ceiling Height
- ◆ 240/3 Phase Power

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.





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Property Specs

Zoning:	Commercial
Lot Size:	3.021 Acres
Total Sqft.:	11,264 Sq. Ft.
Year Renovated:	2021
Power:	240/3 Phase
Ceiling Height:	16'
OH Doors:	1-18'x14' 2-14'x14' 1- 12'x12'
Yard:	Partially Fenced Yard
Electric:	AEP Swepco
Water/Sewer:	City of Longview

Property Overview

11,264 sq. ft. Office/Warehouse/Covered Storage Area with a partially fenced yard at the intersection of Hwy. 31 & W. Loop 281.

The main building has a total of 7,890 sq. ft. which consists of a 2,390 sq. ft. office & a 5,500 sqft. shop.

The property has an additional 2,624 sq. ft. covered storage area with a fenced, concrete yard.

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Aerial Map

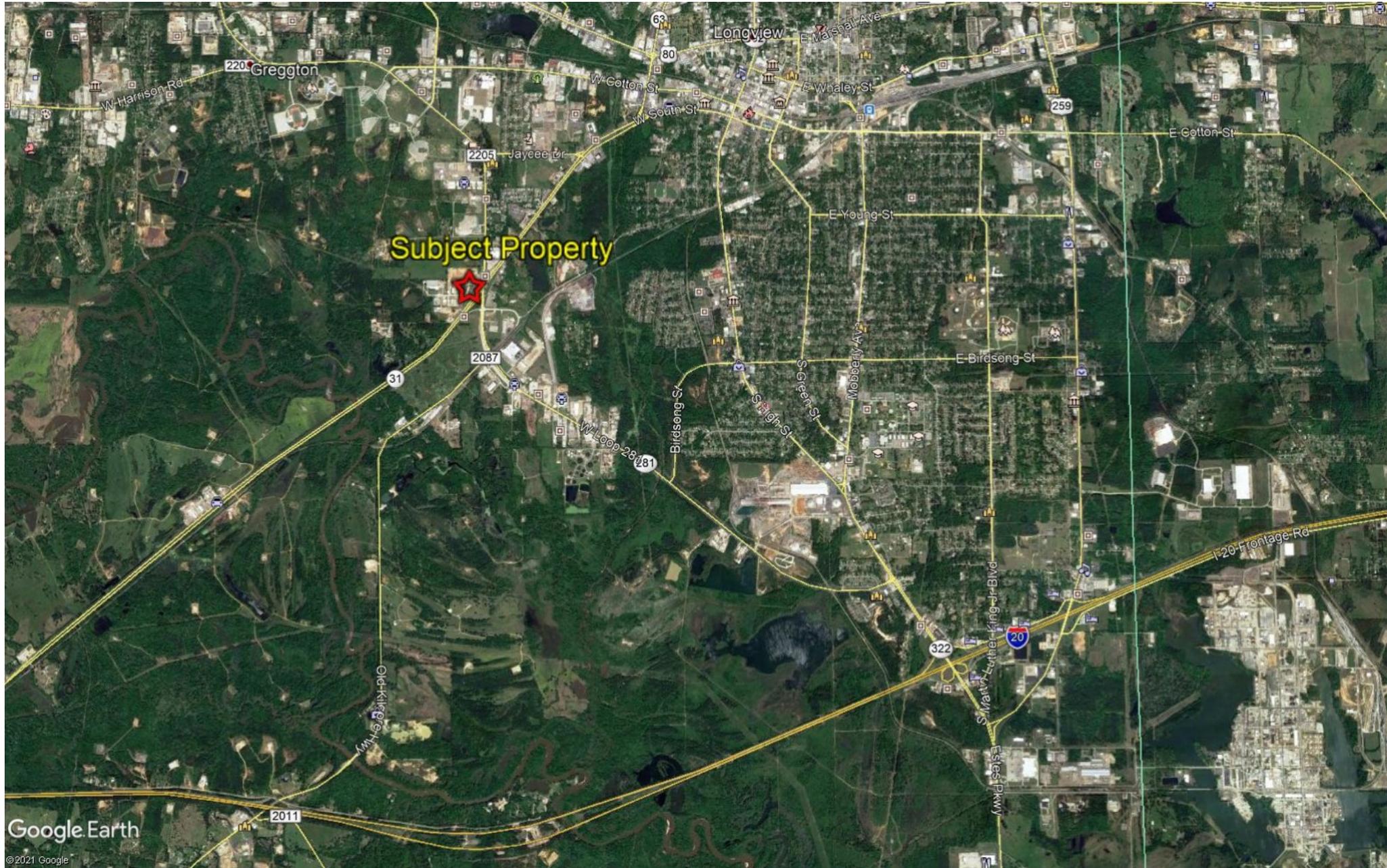




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Location Map



Google Earth

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Photos





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Photos



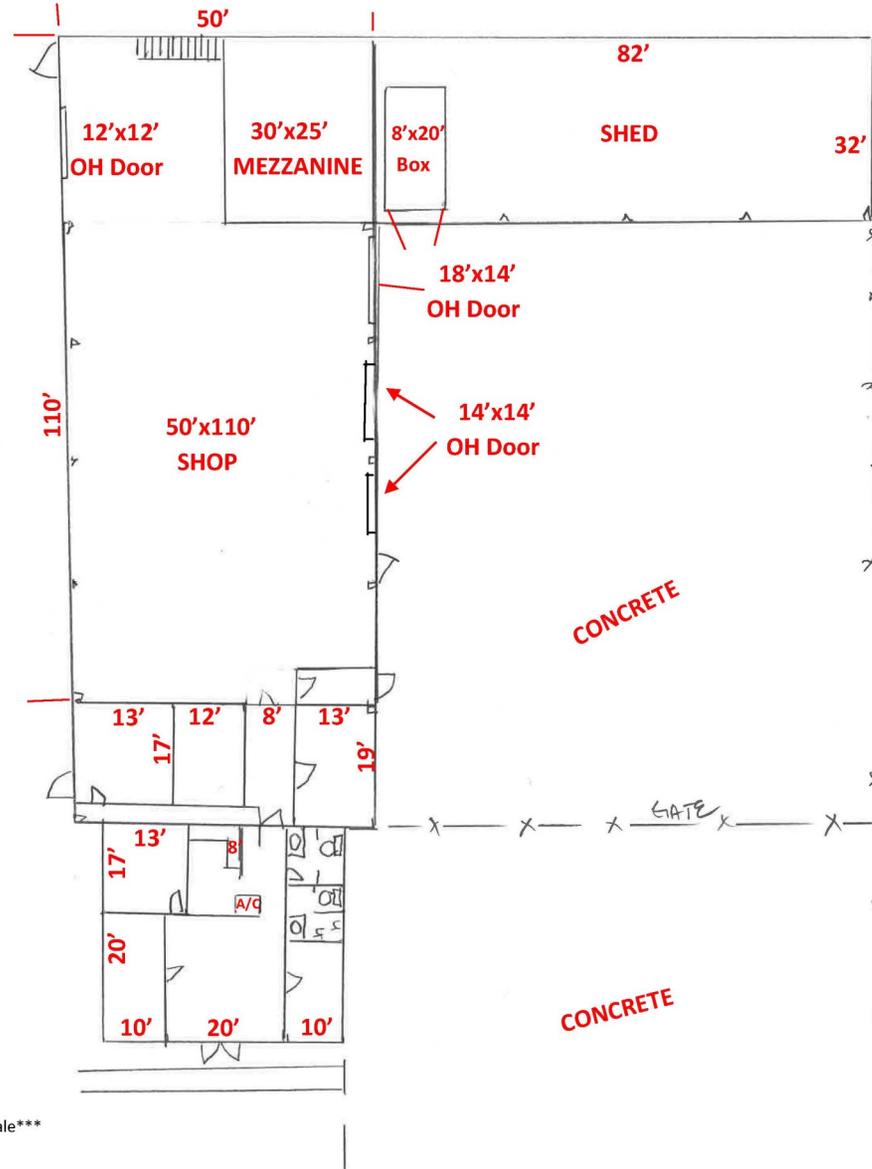


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Floor Plan

406-408 Ambassador Row Floor Plan



Dimensions are approximate and not to scale



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Survey



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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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Frank H. Chaney	342931	frank.chaney@frankchaney.com	(903)240-3366
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission

TAR-2501

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Information available at www.trec.texas.gov

IABS 1-0 Date

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IABS Form