

5.05  
ACRES

# COMMERCIAL LAND FOR SALE

1203 S State Hwy 31  
Longview, Tx 75604



 HIGH VISIBILITY

 VERSATAILE LAYOUT

 PRIME LOCATION

12/200 AMP POWER POLES

OFFICE BUILDING

ELECTRICITY + WATER  
SEWER ACCESS

**LISTED AT: \$599,000**



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HIGHWAY 31 |  VPD +/-20,929



## LOCATION OVERVIEW

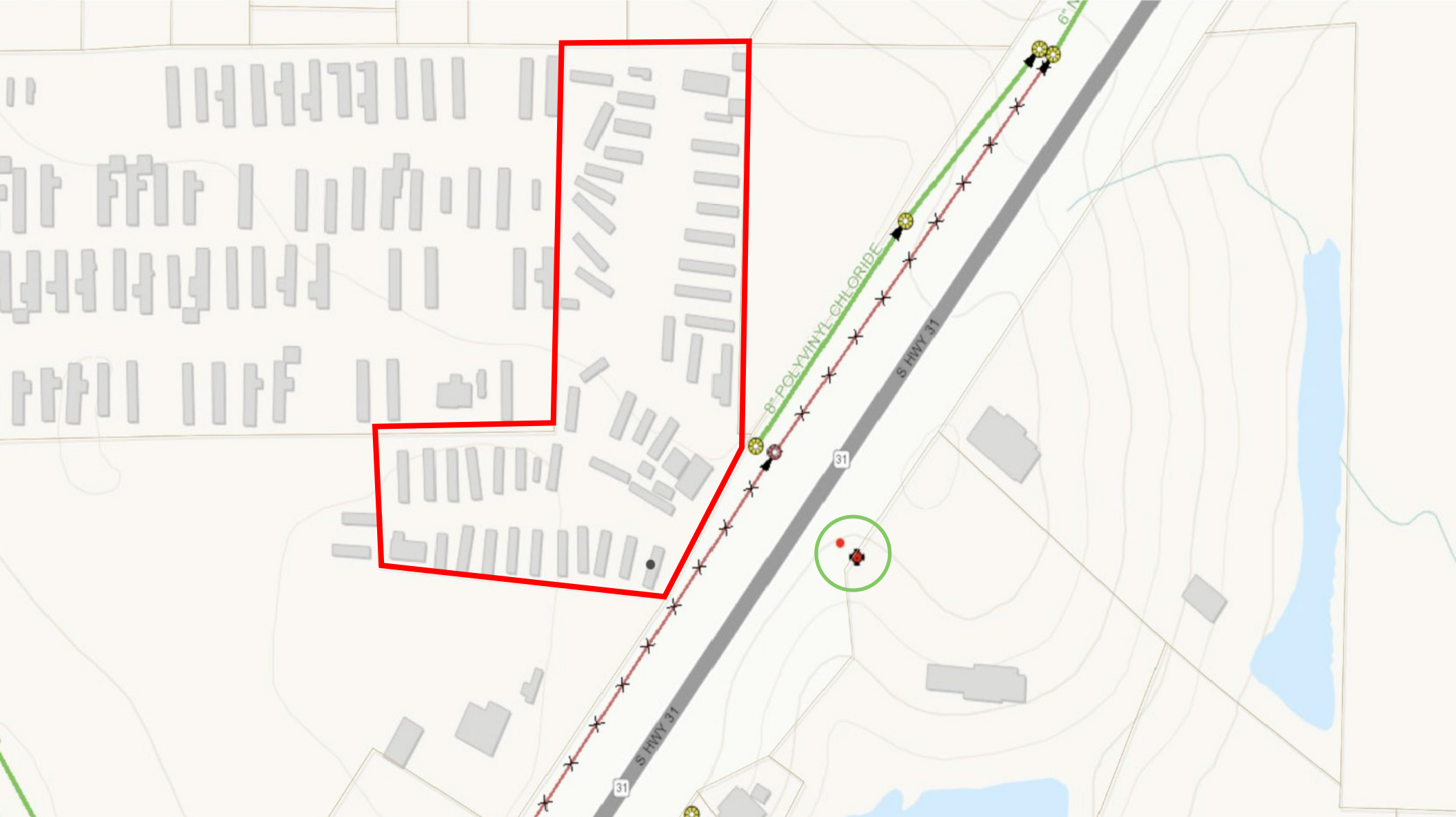
Proximity to key landmarks such as the Fairgrounds and Maude Cobb Convention Center, this property offers unparalleled **visibility** and **accessibility**. Conveniently situated with easy access to Interstate 20 and Loop 281, it presents a rare opportunity for various commercial ventures. The gated entrance ensures security and **controlled access**, while paved roads traverse the property, providing **convenience** and ease of navigation for visitors and tenants alike.





# POTENTIAL USE

Prime location with many improvements. Previous studies have indicated that it can accommodate 80 to 90 RV spaces, 44 single-wide manufactured or modular homes, and 28 double-wide manufactured or modular homes. Of course, it is suitable for apartments, storage units, gas stations, etc. City sewer is available at the front of the property. There are 12 underground 200 amp power poles that would service 48 RVs, and there are other overhead power poles that are usable. There is a nice modern site-built office building at the rear of this 5.05-acre property. There are many mature and attractive trees and shrubbery. Electricity and city water are already connected. The previous mobile home park has been closed for 3 years. A developer would need to submit plans to the City of Longview's Development Services Department prior to breaking ground.

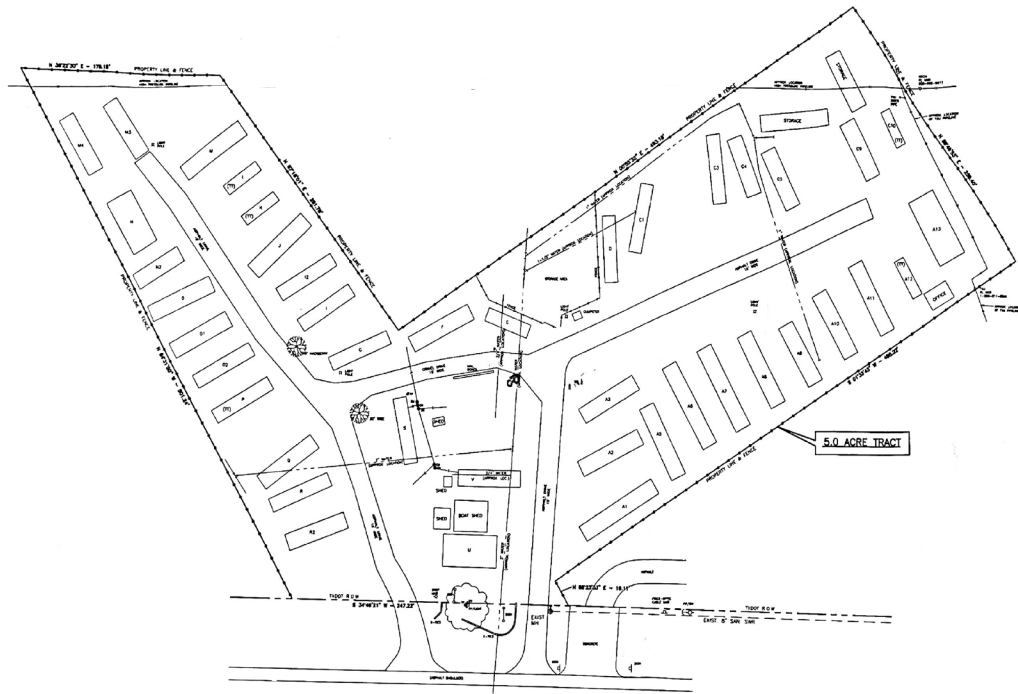


— Sewer Line

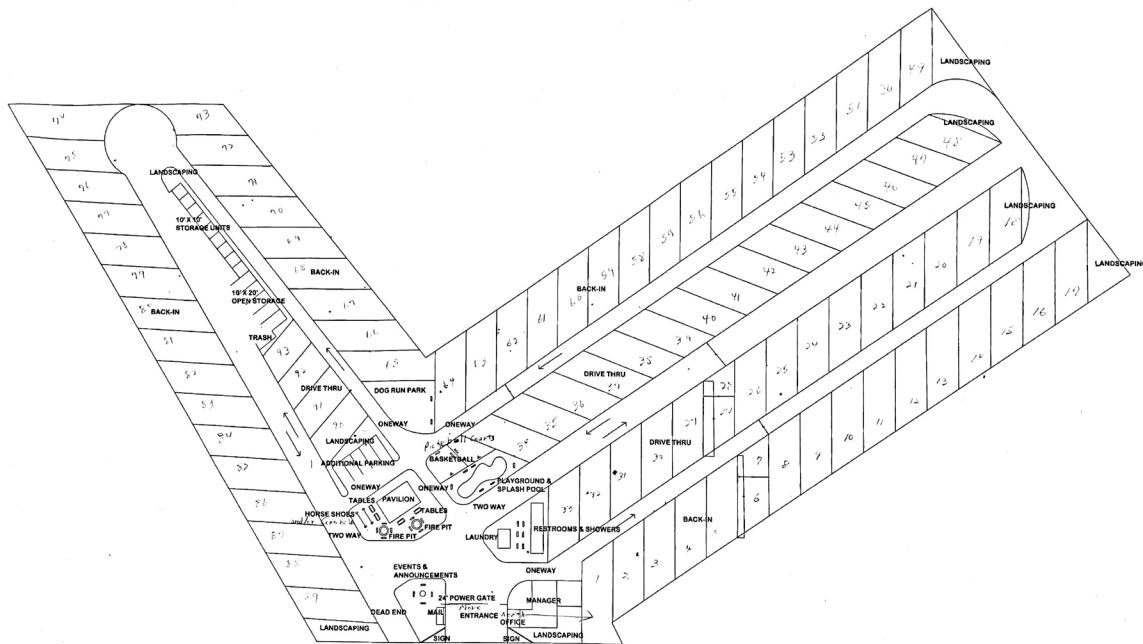


Water Line

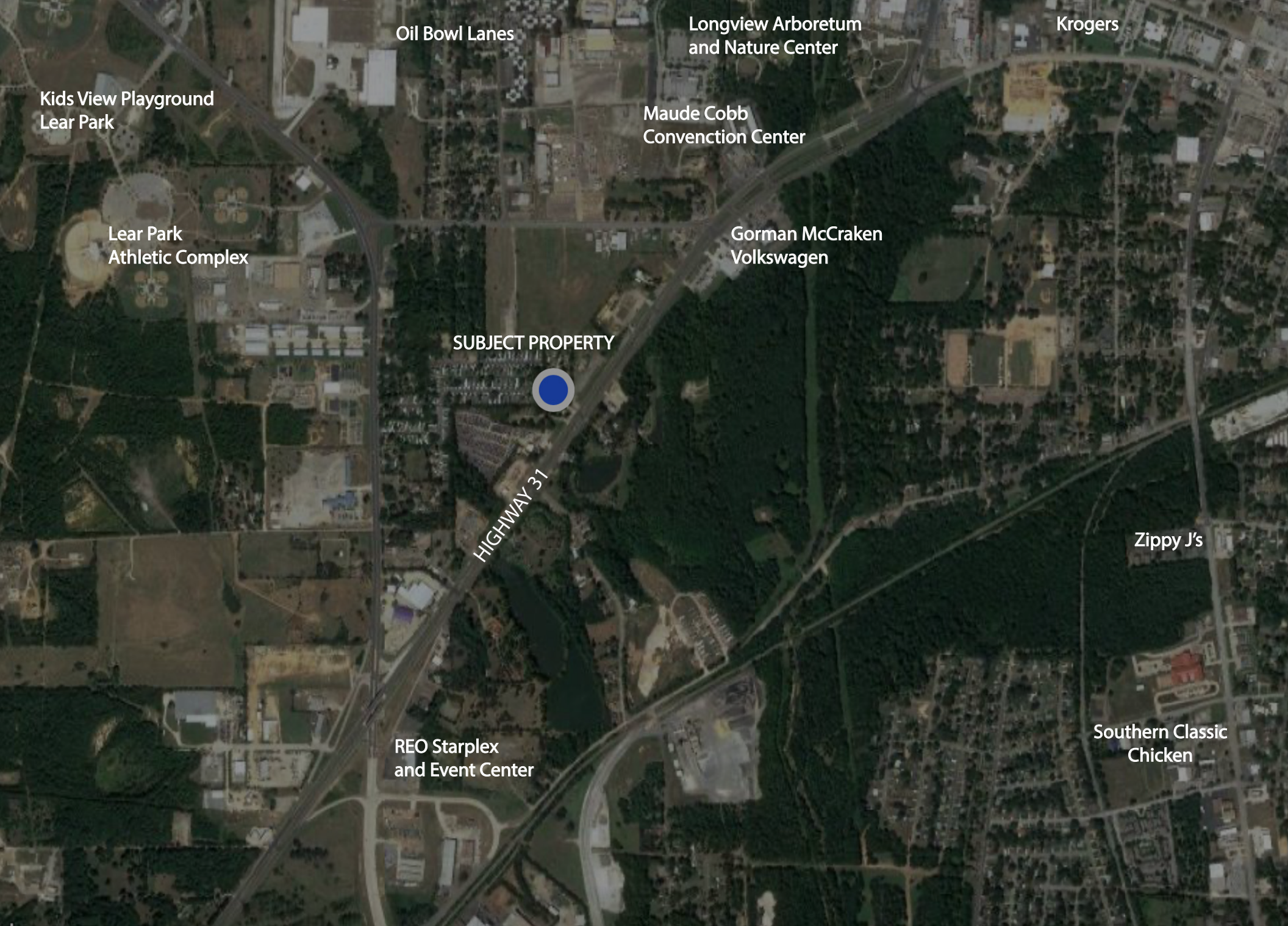
This property boasts the convenience of city sewer and water lines access, providing ease of development and reducing upfront costs. Properties with this access are more versatile and can accommodate a wider range of businesses and industries, including those with higher water usage or specific sanitation needs.



**PRIOR LAYOUT  
42 LOTS**



**POTENTIAL PLAN  
93 LOTS**



Oil Bowl Lanes

Longview Arboretum  
and Nature Center

Krogers

Kids View Playground  
Lear Park

Maude Cobb  
Convention Center

Lear Park  
Athletic Complex

Gorman McCracken  
Volkswagen

SUBJECT PROPERTY



HIGHWAY 31

Zippy J's

REO Starplex  
and Event Center

Southern Classic  
Chicken

# LONGVIEW, TX



Nestled in the heart of East Texas, Longview beckons with its unique blend of southern charm, vibrant community spirit, and unbeatable quality of life. With its affordable cost of living, strong job market, and top-notch education system, Longview provides ample opportunities for families, professionals, and retirees alike to thrive. From its beautiful parks and outdoor recreational areas to its bustling downtown scene and thriving arts and culture scene, there's always something exciting to explore in Longview. With convenient access to major cities like Dallas and Shreveport, as well as to the stunning natural beauty of the Piney Woods, Longview truly offers the best of both worlds. Come experience the warmth and hospitality of Longview, and discover why so many people are proud to call this charming city home.

# ECONOMIC GROWTH INDICATORS



Longview is proud to be the hub of East Texas outdoor recreation and leisure travel, and is famous for its fine dining and historic downtown.

<b>19.7</b>	Average Commute Minutes
<b>\$81,485</b>	Average Household
<b>34.9</b>	Median Age
<b>82,531</b>	Population

## Population Growth:

**2026- 84,311**

Over the past decade, Longview, TX, has experienced steady population growth. The **thriving economy**, affordable cost of living, and desirable quality of life will continue to attract new residents.

## Strategically Located

Longview is situated within the lush piney woods of East Texas and strategically located with **access** to interstate and highway networks, as well as vital rail, air, and port connections necessary for the import and export of materials and goods.

## Educational Support

Longview benefits from a robust and diverse labor pool, fostering opportunities for economic expansion. Residents have convenient access to a range of educational institutions. This access to education ensures businesses in Longview have a competitive edge, tapping into the city's **skilled workforce**.