



Property Information

Location:	SE Corner of Judson Rd & E. Plier Precise Rd.
Available Land:	Approximately 10.31 Total Acres; Approximately 7.64 Usable Acres;
Improvements:	Leased brick structure – approximately 1,144 SF
Sales Price:	\$450,000.00
Description:	Prime location north of Loop 281. Great opportunity for development.
Zoning:	Mixed Zoning
Frontage:	Judson Rd frontage estimated at 649+/- SF Plier Precise frontage estimated at 648+/- SF

For more information:

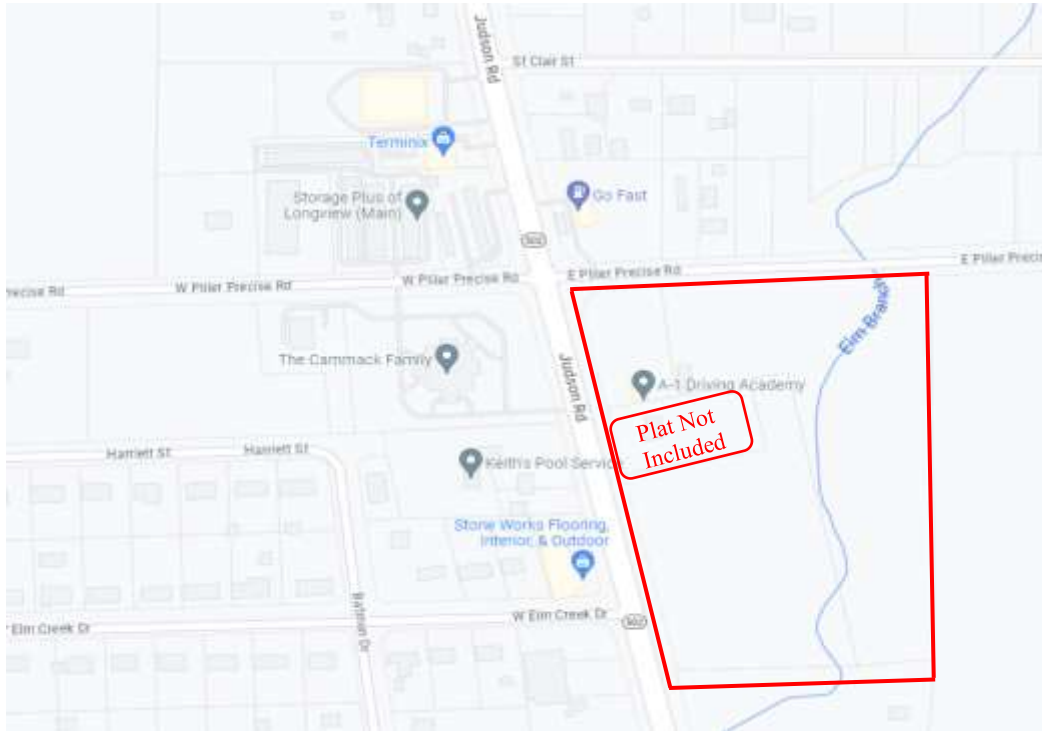
Walter R. Northcutt
(903) 753-2191

wnorthcutt@beerwellseasttexas.com

SURVEY



MAP



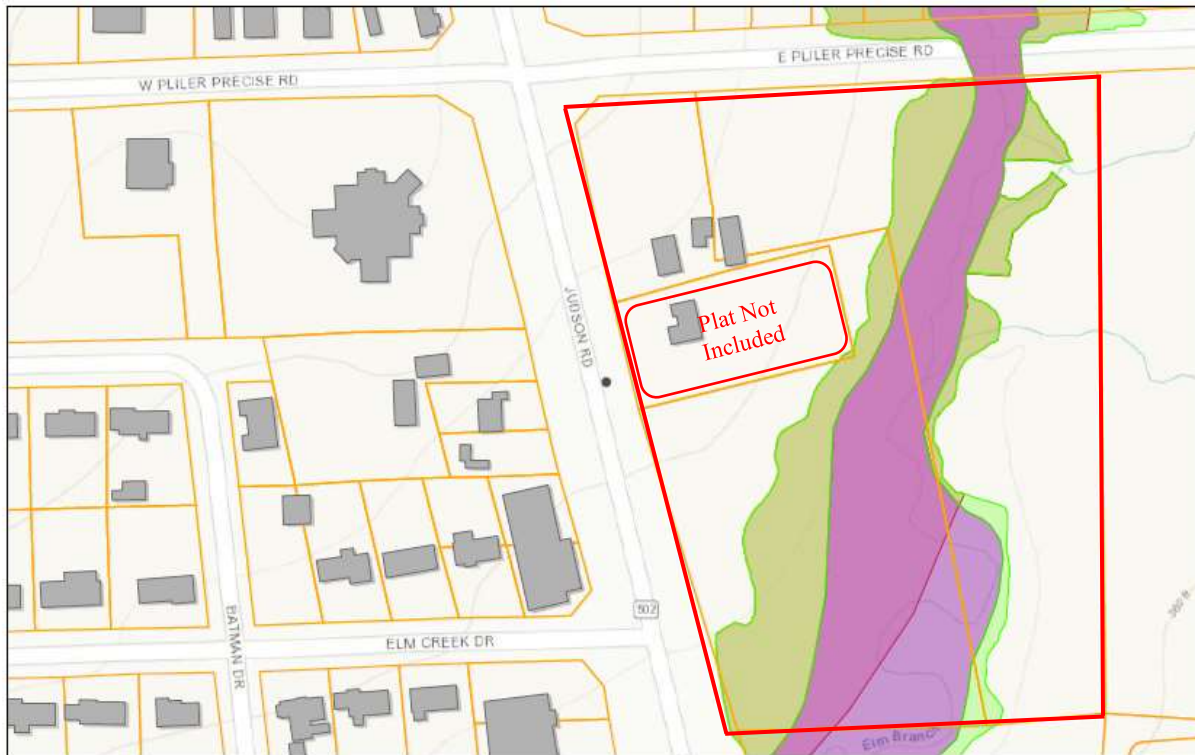
AERIAL



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, boundary lines or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

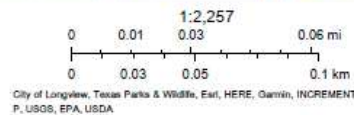
FLOOD MAP

FEMA Flood Hazard Areas



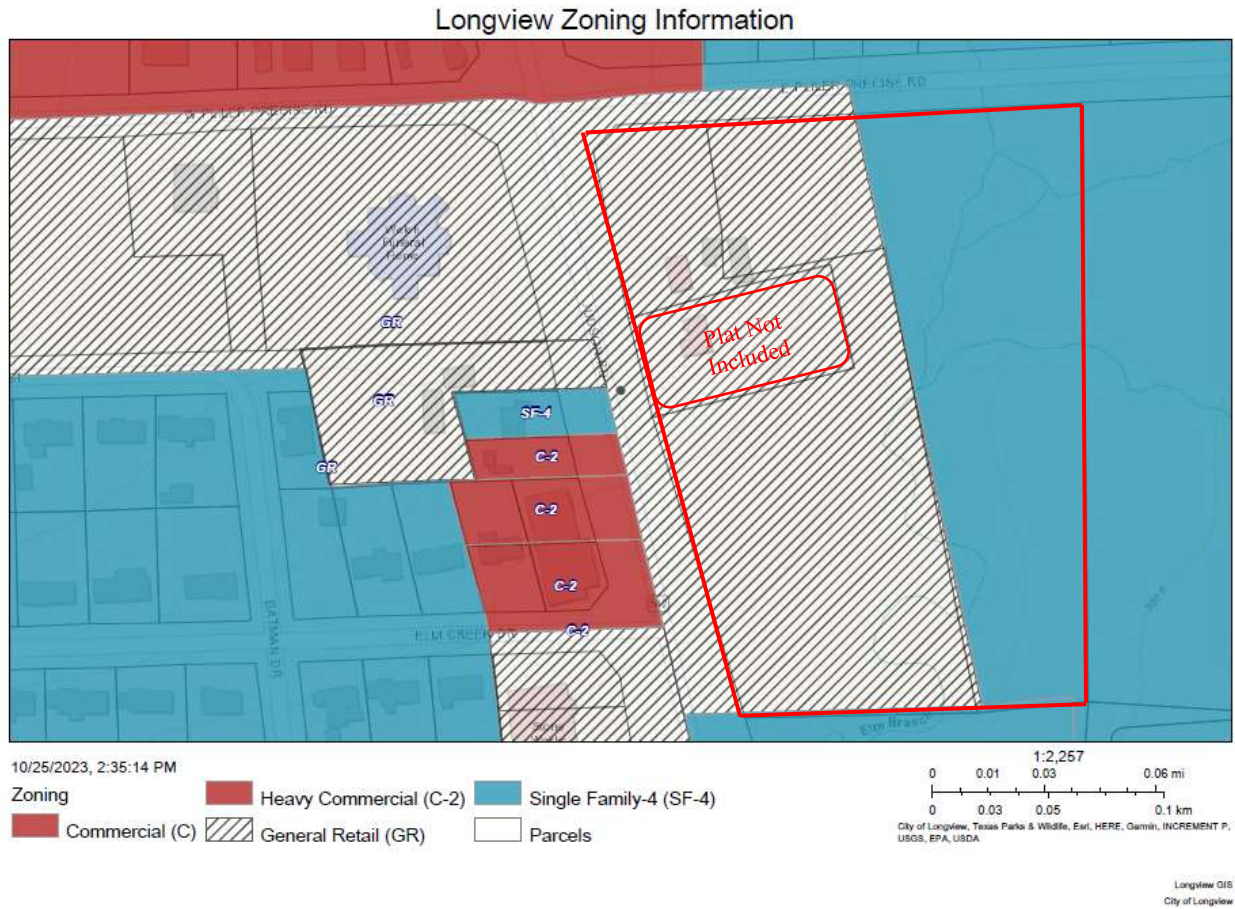
10/25/2023, 2:38:28 PM

- Street Address Number
- Buildings
- Parcels
- Floodway
- Floodplain
- FEMA Flood Hazard Areas added 2014



Longview GIS
City of Longview

ZONING



***An independent appraiser has *estimated* that of the 10.31+/- total acres, 5.38+/- is zoned General Retail and 4.93+/- is partially zoned Single Family while the other portion is zoned Retail/Office use.**

Furthermore, it was *estimated* that 2.71+/- of the Retail zoned property is outside of the flood zone while the remaining 2.67+/- is within a flood zone and/or floodway.

Judson Road frontage is *estimated* to be 649+/- feet in total, but broken up into two sections by the plat that is not included indicated on the maps. Piler Precise Road frontage is *estimated* to be 648+/- feet.

TRAFFIC COUNTS

