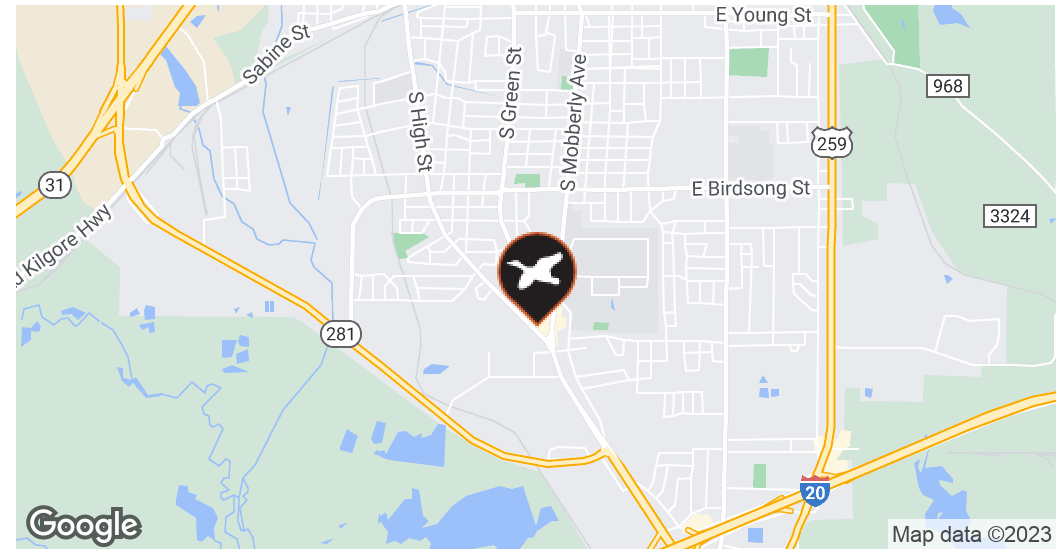


# PAD SITE AVAILABLE

2430 S. High St., Longview, Tx 75602

FOR LEASE



Lease Rate

**CALL BROKER**

## PROPERTY OVERVIEW

Pad site for lease available in Longview, TX

## OFFERING SUMMARY

Lot Size:	0.409 Acres
Traffic Counts:	12,433 (2021)
Zoning:	Heavy Commercial

## PROPERTY HIGHLIGHTS

- Located across from Komatsu (600 employees) / Nucor Steel (225 employees)
- LeTourneau University - enrollment 3,210 (2021-2022)
- Near IH 20
- All utilities available



**Drake Real Estate & Investments**  
11621 CR 166 Tyler, TX 75703  
903.200.4938  
**DRAKETEXAS.COM**

**Brent Bradberry**  
Senior Associate  
brent@draketexas.com  
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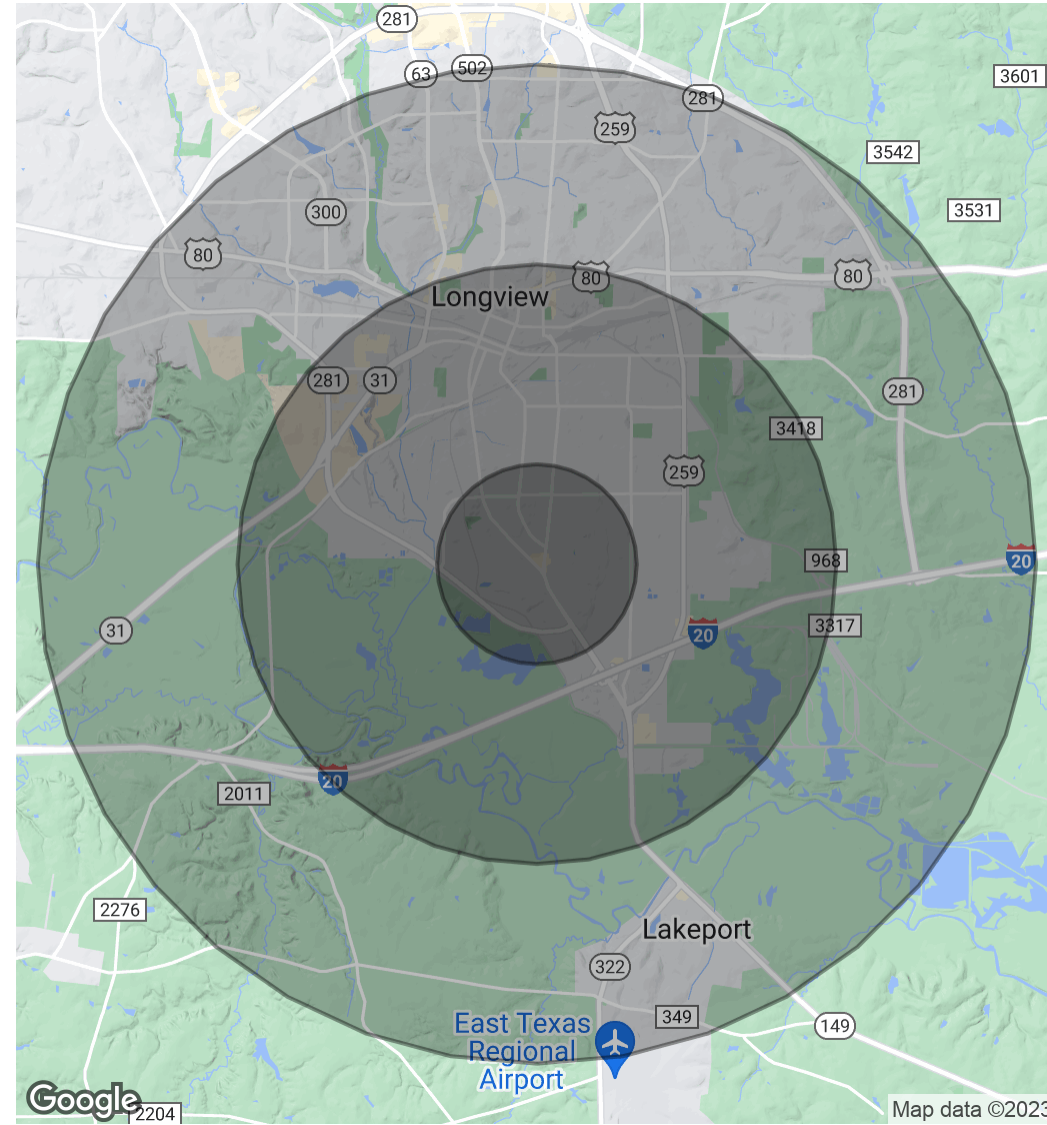
FOR LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,501	20,678	49,259
Average Age	32.1	33.4	37.0
Average Age (Male)	30.3	32.1	36.0
Average Age (Female)	38.6	36.1	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,994	8,220	21,602
# of Persons per HH	2.8	2.5	2.3
Average HH Income	\$46,819	\$47,039	\$58,318
Average House Value	\$76,359	\$79,636	\$125,488

\* Demographic data derived from 2020 ACS - US Census



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