



Jack Lenhart
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**COLDWELL BANKER
COMMERCIAL**
LENHART
PROPERTIES INC.

1100 Judson Rd., Suite 400
Longview, TX 75601
Office 903-297-1444



FOR SALE

- ♦ 52,260 Sq. Ft.
- ♦ 10.72 Acres
- ♦ Former School Building
- ♦ Zoned General Retail
- ♦ Auditorium
- ♦ Annex

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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www.cbcworldwide.com

www.crexix.com



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Property Specs

Zoning:	General Retail
Lot Size:	10.72 Acres
Total Sq. Ft.:	52,260 Sq. Ft.
Year Built:	1936
Electric:	AEP Swepco
Water:	City of Longview

Property Overview

52,260 sq. ft. building located on 10.72 acres in Longview, Texas. Site is located on the northwest corner of Pine Tree Road and West Loop 281 and the north side of West Berkley Street. The property is improved with a former school building that has been converted for community and non-profit use. Interior of building could still work great for a school given the design of the classrooms, offices, and common areas. Site is zoned General Retail, and could be razed for future development. A developer-user could potentially build retail, office or multi-family on this site considering location.

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Aerial Map



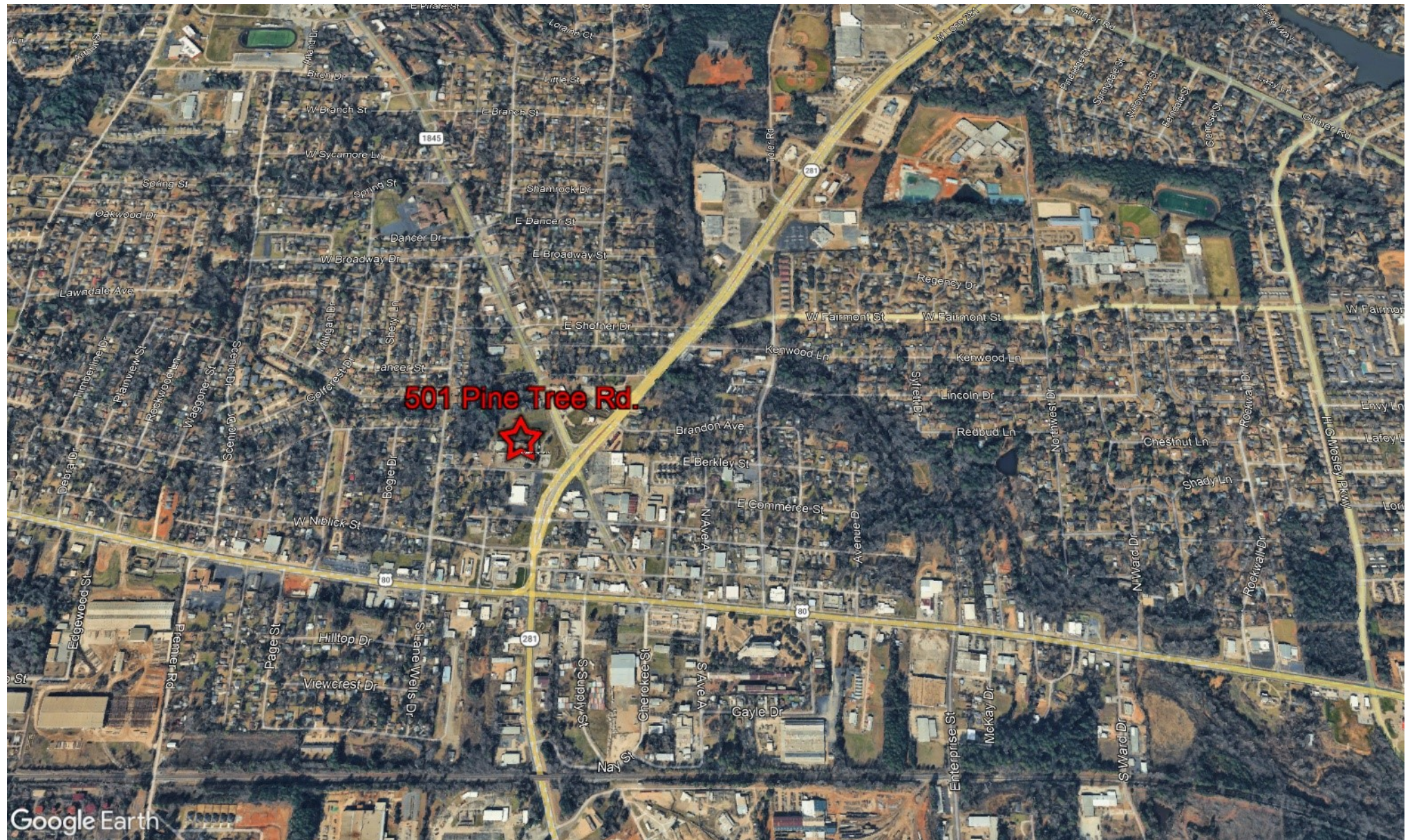


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Location Map





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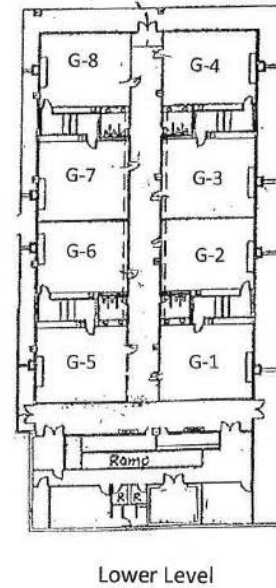
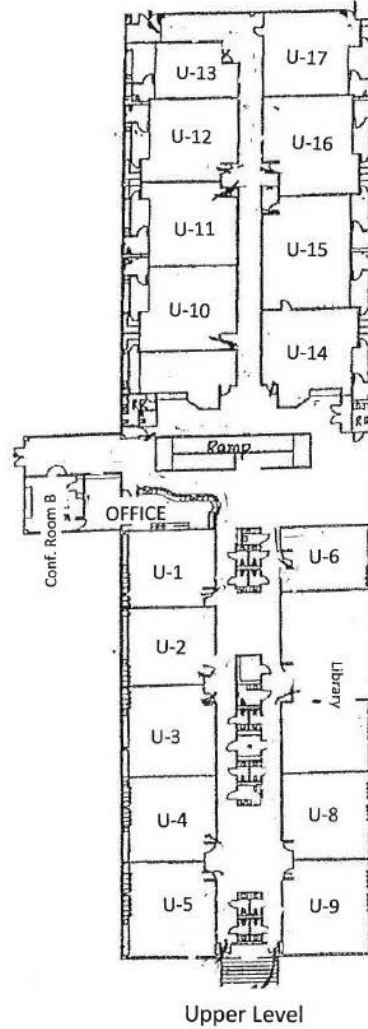


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Floor Plan

501 Pine Tree Rd. Main Building Floor Plan





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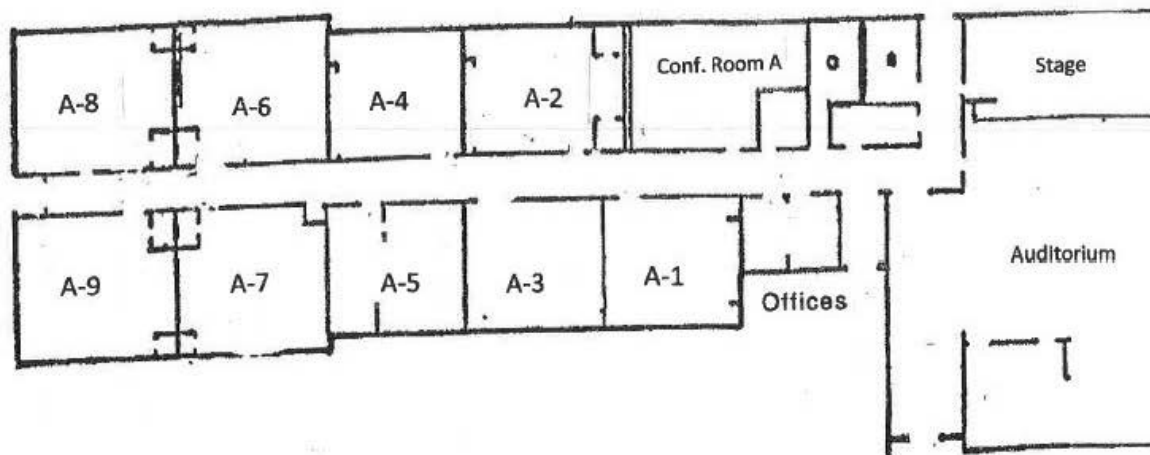


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Floor Plan

501 Pine Tree Rd. Annex Floor Plan





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Survey

