



Oldham
Goodwin

COMMERCIAL LAND | FOR SALE

HIGH-VISIBILITY PAD SITE ON I-20 CORRIDOR

500 S Access I-20 | Longview, Texas 75603



PROPERTY HIGHLIGHTS

- Well positioned property at a signalized intersection of I-20 and Estes Parkway in Longview, TX
- Zoned C-2 Heavy Commercial
- Surrounded by National QSRs like Starbucks, McDonalds, and Taco Bell. As well as, multiple hotels, like Extended Stay America, Motel 6, Days Inn by Wyndham, and a newly constructed RaceTrac.
- Exceptional Traffic Count of 18,331 VPD on Estes Parkway and 32,481 VPD on I-20 per TXDOT
- Excellent access and with multiple curb cuts to I-20 Access and Estes Parkway
- 1.5 miles to LeTourneau University, 1.6 Miles to Eastmen Chemical Company, and 3 miles to Downtown Longview



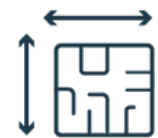
ASKING PRICE

\$850,000



ZONING

**C-2 HEAVY
COMMERCIAL**



LAND SIZE

.922 AC



BAGLEY
TRACTOR

Old Country Store

Hampton
By Hilton

INTERSTATE
20

Holiday Inn & Suites

LA QUINTA
BY WYNDHAM

RaceTrac

Waffle House

SITE

GROENDYKE
TRANSPORT, INC.

Blue Bell
CREAMERIES

B&D
FLOWBACK

extended STAY AMERICA
STARBUCKS **McDonald's**

TACO BELL

6

Days Inn
BY WYNDHAM

INTERSTATE
20

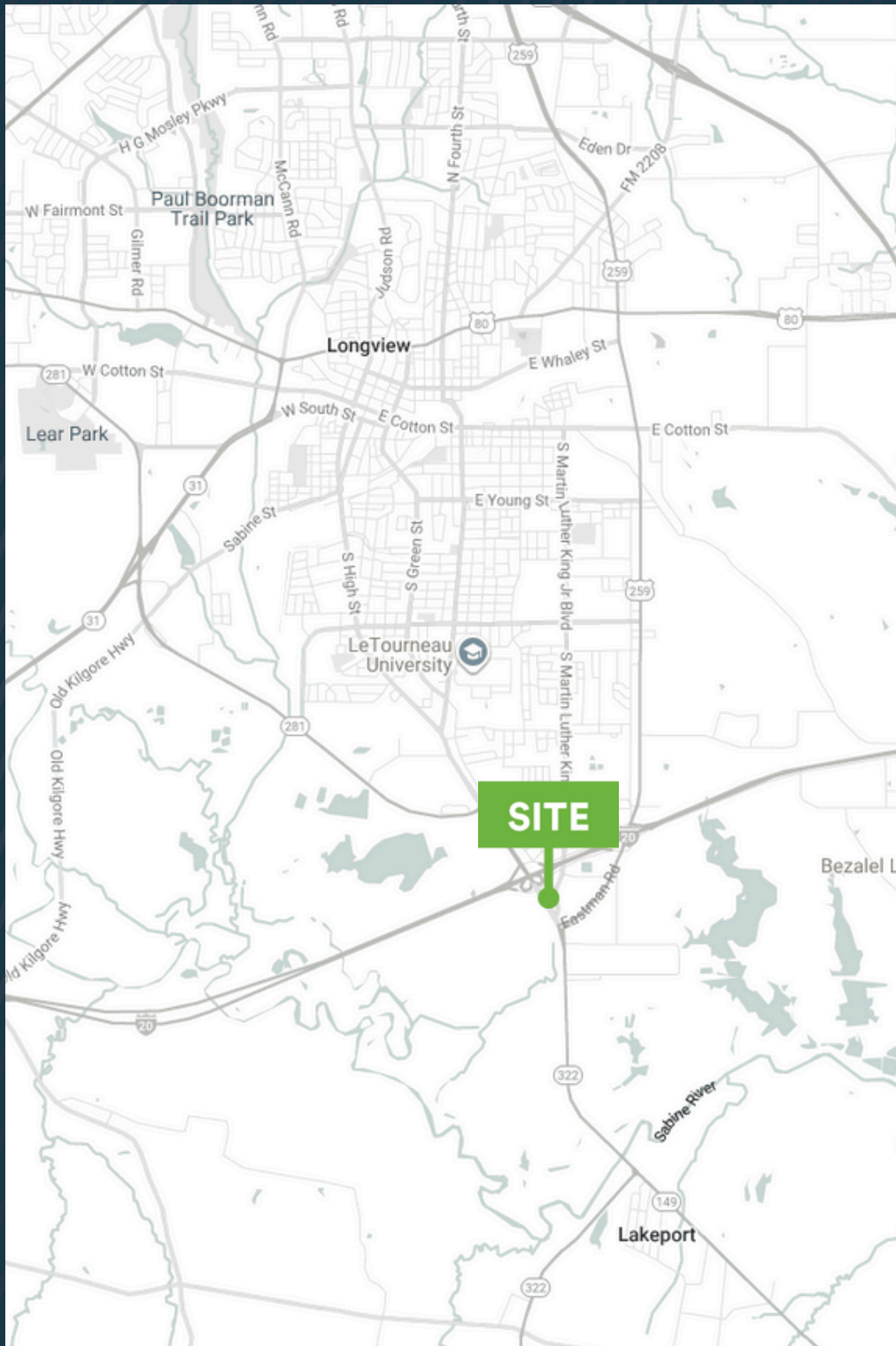
Estes Parkway

Eastman Road

ARROWHEAD
CONTRACTOR SUPPLY

Walmart

Auto Zone **RNR** **CRICKET** **SUBWAY**
TIRE EXPRESS wireless
DOLLAR TREE **ANYTIME FITNESS**
FIRST CONVENIENCE BANK **TEXAS BANK**



PROPERTY INFORMATION

Size	.922 AC
Legal Description	AB 117 S JACKSON SUR TR 30 (Tract II .922 Acre)
ID Number	20331
Access	Access with multiple curb cuts to I-20 Access and Estes Parkway
Frontage	Approx. 305' of frontage along S Access Rd and approx. 100' along Estes Parkway
Zoning	C-2 Heavy Commercial
Utilities	Electric: Available Water: Available Sewer: Available Telephone: Various Gas: Available
Traffic Count	Estes Parkway: 18,331 VPD per TXDOT I-20: 32,481 VPD per TXDOT





S Access Road

Estes Parkway

STATE HIGHWAY NO. 149

ACCESS ROAD

INTERSTATE NO. 20

EXXON

HOT BISCUIT

HUMBLE 63M
140,193 Sq. Ft.

0.922 Acre
140,193 Sq. Ft.

2.069 Acre
90,125 Sq. Ft.

TWO STORY
Present Concrete Shop

TWO STORY
Present Concrete Building

TWO STORY
Present Concrete Building

SIXTEENTH ST.

Setbacks = 10' Rear & 30' from center of streets.

DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

2.7K

HOUSEHOLD
INCOME

\$34K

CONSUMER
SPENDING

\$18K

3 MILE

ESTIMATED
POPULATION

18K

HOUSEHOLD
INCOME

\$57K

CONSUMER
SPENDING

\$153K

5 MILE

ESTIMATED
POPULATION

37K

HOUSEHOLD
INCOME

\$61K

CONSUMER
SPENDING

\$338M



TEXAS OVERVIEW

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



Fort Worth

TOP CITY FOR SALES
GROWTH IN 2018

Dallas

TOP MSA FOR POPULATION
GROWTH IN 2020

**Bryan/College
Station**

#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston

4TH LARGEST POPULATION IN
THE U.S.

Austin

NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio

2ND FASTEST GROWING CITY
IN THE NATION

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME



BEST STATE
FOR BUSINESS



TOP STATE
FOR JOB GROWTH



NO STATE
INCOME TAX

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

532457

Licensed No.

Casey.Oldham@OldhamGoodwin.com

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(979) 268-2000

Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

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