



Sealy Real Estate Services, LLC
333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
www.sealynet.com

Roger A. DeKay, CCIM
Direct 318.698.1107
Mobile 318.426.8409
RogerD@Sealynet.com

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.

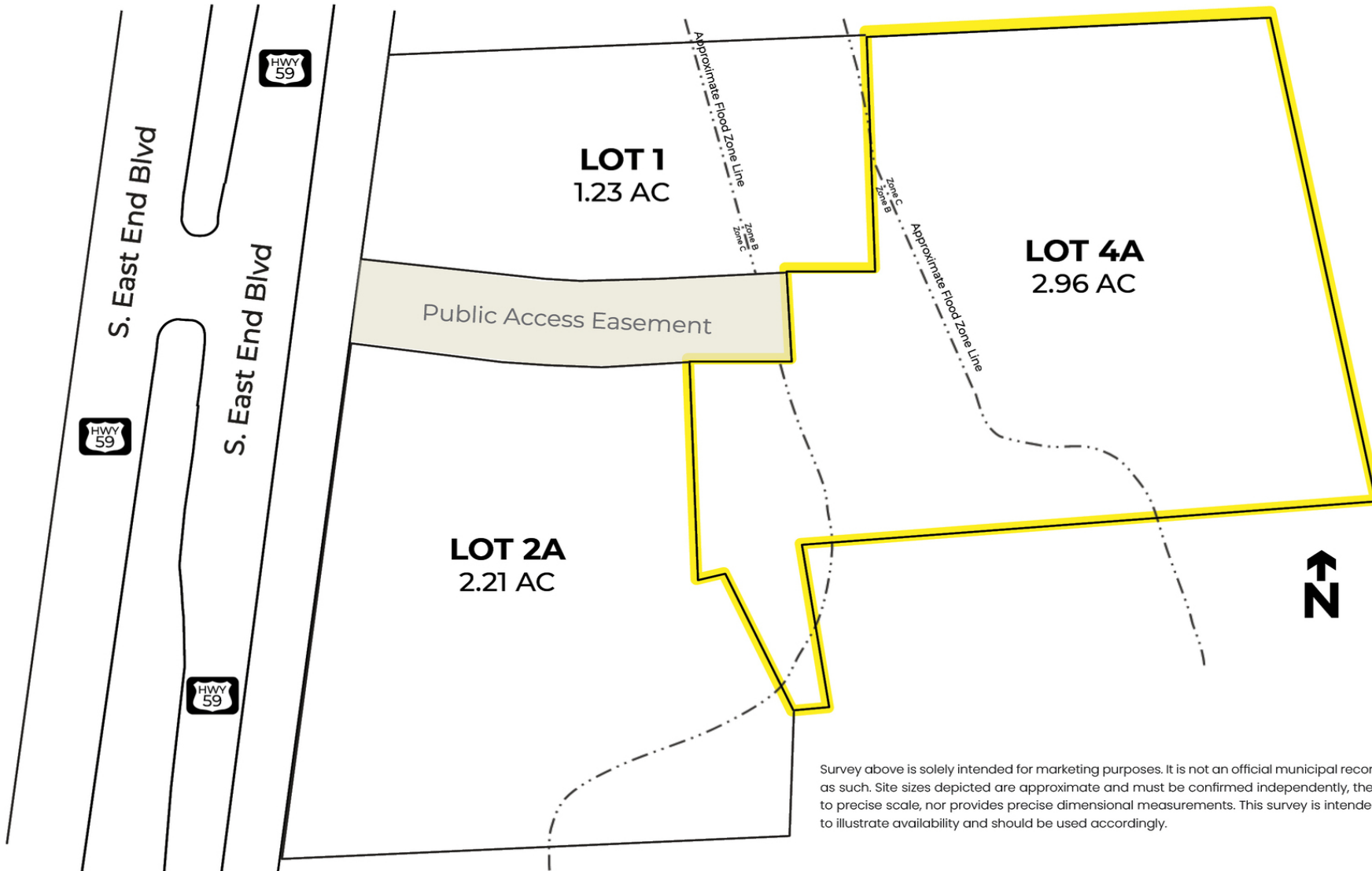


Offering Summary

Available Lot Size:	2.96 Acres
Sales Price:	\$419,846
Price/SF:	\$3.25/SF
Tax ID/APN:	R000075308
Zoning:	Commercial
Market:	TX-East Texas

Property Overview

The land is perfect for commercial, retail, office, or light industrial. There is a public right of way in place for a planned access street that's aligned with the Hwy. 59 median cut. The property has excellent access to Hwy 59, just north of I-20.



Survey above is solely intended for marketing purposes. It is not an official municipal record and should not be treated as such. Site sizes depicted are approximate and must be confirmed independently, the visual representation is not to precise scale, nor provides precise dimensional measurements. This survey is intended as a visual representation to illustrate availability and should be used accordingly.



Lot	Status	Est. Usable Land (AC)
Lot 1	Under Contract	1.23
Lot 2 A	Sold	2.21
Lot 4A - Gross	Available	2.97
Lot 4A - Usable	Available	1.52

Marshall, Texas

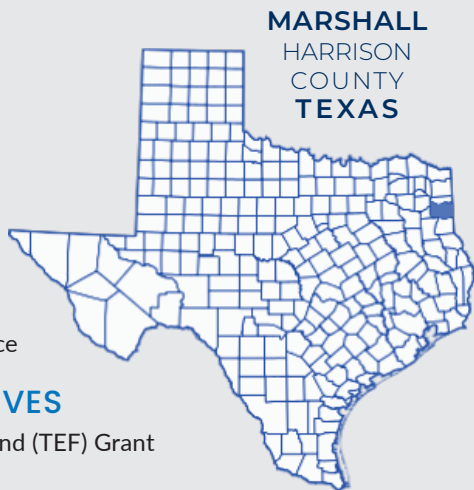
MARKET SUMMARY

LOCAL INCENTIVES

- + Infrastructure
- + Property
- + Training
- + Equipment
- + Leases
- + Government Liason
- + Construction
- + Market Research
- + Regional Analysis
- + Abetement Assistance

STATE INCENTIVES

- + Texas Enterprise Fund (TEF) Grant
- + Texas Capital Fund
- + Texas Enterprise Zone
- + Freeport Tax Exemption
- + TX Economic Development Corp.



DEMOGRAPHICS AND ECONOMY

There are 23,651 people and 9,664 households residing in the city. * According to the United States Census Bureau, the city has a total area of 29.6 square miles (77 km²), of that, 29.6 square miles (77 km²) of it is land and 0.1 square miles (0.26 km²) of it (0.27%) is water. The city lies within the Eastern Interconnection rather than the Texas Interconnection making it part of only 15% of the state to lie outside of that power grid.

Marshall's economy is diversified and includes services such as Insurance claims processing at Health Care Service Corporation, also known as BlueCross BlueShield of Texas, education at several institutes of higher learning, manufacturing such as wood kitchen cabinets at Republic Industries and pottery at several manufacturers. Tourism is also an important industry with about one million tourists visiting the city each year. Marshall is home to two major colleges - East Texas Baptist University (ETBU) and Wiley College.

