

Longview Land Development Site

15.82
acres

Marcus & Millichap

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EXECUTIVE SUMMARY

Investment Overview

Property Summary

Permitted Land Use

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the exclusive listing of the Longview Land Development Opportunity.

The site consists of two parcels totaling 15.82 acres, and is conveniently located near the intersection of Interstate 20 and Estes Parkway in Longview, Texas.

The property boasts approximately 479 feet of frontage along Estes Parkway with over 18,000 vehicles passing daily. Many major national retailers and hotels including Wal-Mart Supercenter, McDonald's, Starbucks, Holiday Inn Express, and Days Inn are in close proximity.

Additionally, the property is near many major employers including Eastman Chemical, Westlake Chemical, Komatsu, Sysco Distribution, and LeTourneau University.

The property is currently zoned "Heavy Commercial," which includes permitted uses for retail, office, storage, multifamily, mixed-use, gas station, car wash, hotel, assisted living, etc.

Given the recent economic expansion and job creation with Ninth Avenue Foods, Dollar General Distribution Center and Gap, Inc. Customer Service Center, Longview is poised for strong growth and exceptional returns.

The property is offered 'free and clear'.



Near I-20 and Walmart Supercenter



Average HH Income Over \$86,000



Approximately 479 Feet of Frontage



Over 18,000 Vehicles Pass Daily



Zoned Heavy Commercial



Within 2 miles of LeTourneau University

PROPERTY SUMMARY

PROPERTY OVERVIEW

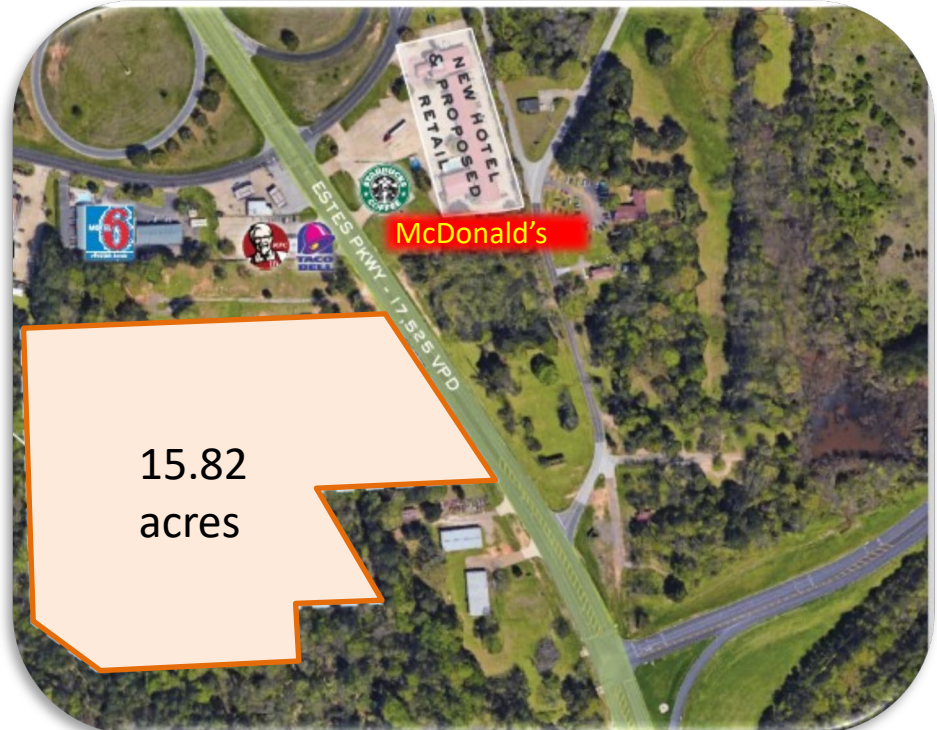
Price	\$1,200,000
Parcels	20323 20325
Acreage / Size	15.82
Total Square Feet	689,119
Frontage	Estes Pkwy - 479 Feet
Zoning	Commercial
Flood Plain	Partial
Topography	Level to Graded

UTILITIES

Electricity	SWEPCO
Water / Sewer	City of Longview
Gas	Centerpoint

PROPERTY TAX

Parcel 20323		Taxing Unit	
Improvements	-	Appraisal Dsct	0.00000
Land	135,720	City of Longview	0.56190
Total Market Value	\$135,720	Gregg County	0.29403
Parcel 20325		Road & Bridge	0.00404
Improvements	-	Longview ISD	1.13990
Land	278,640	2025 Tax Rate (per \$100)	1.99987
Total Market Value	\$278,640	100% of Market Value	\$414,360
		Total Property Tax	\$8,287



PERMITTED LAND USE

Land Use	A	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	TH	TF	MF	O	NS	GR	C-1	C-2	CB	DT	I-1	I-2	IH-20	P	PD	Use-Based Regs.	Parking (number of spaces : square feet, unit, etc.)
Primary Residential Uses																								
Assisted Living										P	P	P	P	P	P	P	P		P	P	P			1 : 525 sf
Bed and Breakfast	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P		P			2		2 : structure, plus 1 : guestroom
Short-Term Residential Rental	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	2		2 : structure, plus .5 : guestroom
Community Home for People with Disabilities (≤6 People with Disabilities)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			2 : dwelling unit
Group Home										P	P	P	P	P	P	P	P	P	P	P	P			1.5 : bed
Dorm										P	P	P	P	P	P	P	P	P	P	P	P			1 : 2 beds
Halfway House														P			P	P			P			1 : 4 beds
Manufactured Home																								2 : dwelling unit
Manufactured Home Park	S													S	S		S	S	S		P			2 : dwelling unit
Mobile Home																								2 : dwelling unit
Modular Home	P	P	P	P	P	P	P	P	P	S	S	S	S	S	S	S	S		S		P	3		2 : dwelling unit
Multiple-Family Dwelling, Condominium or Apartment										P	P	P	P	P	P	P	P	P	P	P	P			1 : 525 sf
Multi-Person Dwelling																								-
Nursing Home										P	P	P	P	P	P	P	P		P	P	P			1 : 6 beds plus 1 : self-contained dwelling unit and 1 : 2 employees on largest shift
One-Family Dwelling Attached (Townhome)							P	P	P	S	S	S	S	S	S	S	S		S		P			2 : dwelling unit
One-Family Dwelling Detached	P	P	P	P	P	P	P	P	P	S	S	S	S	S	S	S	S		S		P			2 : dwelling unit
Rescue Mission/Home														P			P	P			P			1 : 4 beds
Retirement Community										P	P	P	P	P	P	P	P		P	P	P			1 : 525 sf
Trailer/RV Camp	S													S	S		S	S	S		P			2 : dwelling unit
Two-Family Dwelling (Duplex)								P	P	S	S	S	S	S	S	S	S		S		P			2 : dwelling unit

Land Use	A	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	TH	TF	MF	O	NS	GR	C-1	C-2	CB	DT	I-1	I-2	IH-20	P	PD	Use-Based Regs.	Parking (number of spaces : square feet, unit, etc.)
Educational, Institutional, and Special Uses																								
Art Gallery or Museum										S	P	P	P	P	P	P	P	P	P	P	P			1 : 200 sf
CDBG Public Service Center	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P			1 : 250 sf
Cemetery, Columbarium, or Mausoleum	P																				P	4		-
Child Care Home, ≤6 Children	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			-
Child Care Home, 6+ Children	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P			-
Child Care Facility, Children's Home										S	P	P	P	P	P	P	P	P	P	P	P	1		1 : 250 sf
Community Center, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			3 : 1,000 sf
Day Camp	P	S	S	S	S	S	S	S	S					P	P	P		P	P	P	P	1		1 : 250 sf
Daycare											P	P	P	P	P	P	P	P	P	P	P	1		1 : 250 sf
Fairground or Exhibition Area	S													S	P			P	P	S				20 : acre
Fraternal Organization Lodge or Civic Club										S		P	P	P	P	P	P	P	P	P	P			1 : 500 sf
Hospital	S									S	P	P	P	P	P	P	P	P	P	P	P			3 : bed
Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			1 : 4 fixed seats in auditorium/sanctuary, or 1 : 28 sf if no fixed seats Plus 1 : 250 sf of classrooms, meeting rooms, and other public assembly areas
School, Business or Trade											P	P	P	P	P	P	P	P	P	P	P			1 : 3 students, plus 1 : full-time employee
School, College or University	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P			1 : 3 students, plus 1 : full-time employee
School, Primary or Secondary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1		1.5 : kindergarten classroom; 3.5 : high/middle school classroom; 9.5 : high school classroom
Urgent Care Facility/Standalone Emergency Room											P	P	P	P	P	P	P	P	P	P	P			3 : bed

PERMITTED LAND USE

Land Use	A	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	TH	TF	MF	O	NS	GR	C-1	C-2	CB	DT	I-1	I-2	IH-20	P	PD	Use-Based Regs.	Parking (number of spaces : square feet, unit, etc.)
Utility, Accessory, and Incidental Uses																								
Accessory Building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		-
Accessory Dwelling Unit	P	P	P	P	P	P	P																	-
Cottage Food Production	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	5	-
Electrical Generating Plant	S													P	P			P	P	P		P		2 spaces
Field or Construction Office, Temporary																							6	2 spaces
Fire Station and Similar Public Safety Building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		Fire Station – 1:500 sf Others – 1: 300 sf
Home Occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	7	-
Local Utility Distribution Lines	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		1 : employee on largest shift
Model Home/Sales Office	P	P	P	P	P	P	P	P	S	S	S	S	S	S	S	S	S			P		P		2 : dwelling unit
Occasional Sale (Garage Sale)	P	P	P	P	P	P	P	P	P													P	10	-
Outdoor Display, Storage, and Sales															P			P	P			P		-
Outside Display, Storage, and Sales (Temporary)													P	P	P			P	P			P		-
Private Utility Shop or Storage	S												S	S	S	S	S	P	P	S				1, plus 1 : 500 sf
Radio, Television, Cellular or Microwave Tower	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	S	8	2 spaces
Sewage Pumping Station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		2 spaces
Sewage Treatment Plant	S												S	S	S			P	P	S		P		4 spaces
Small-Cell Network Node	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	P	9	-
Telephone Exchange, Switching Relay and Transmitting Equipment	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		2 spaces
Water Reservoir, Water Pumping Station or Well	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		2 spaces
Water Treatment Plant	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	S	P	P		4 spaces

Land Use	A	SF-1	SF-2	SF-3	SF-4	SF-5	TH	TF	MF	O	NS	GR	C-1	C-2	CB	DT	I-1	I-2	IH-20	P	PD	Use-Based Regs.	Parking (number of spaces : square feet, unit, etc.)
Recreational and Entertainment Uses																							
Amusement, Indoor												S	P	P	P	P	P	P	P	P	P		1 : 100 sf
Amusement, Outdoor (Permanent)												S	S	P	P	P	P	P			10	1 : 200 sf of gfa, plus 1 : 400 sf of additional site area	
Amusement, Outdoor (Temporary)												S	S	P	P	P	P	P	S		10	1 : 200 sf of gfa, plus 1 : 400 sf of additional site area	
Arcade												P	P	P	P	P	P	P	P	P	P		1 : 100 sf
Billiard Parlor/Pool Hall												P	P	P	P	P	P	P	P	P	P		1 : 200 sf
Game Room												S	S	P	S	S	P	P	S	P	P		1:100 sf
Golf Course, Private	P	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P		1 : 200 sf, plus 5 : golf course green
Golf Course, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		5 : golf course green
Hall, Reception/ Banquet/Meeting										P	P	P	P	P	P	P	P	P	P	P	P		1 : 100 sf
Public Playfield or Stadium	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		1 : 3 seats
Rodeo Ground	S													P			P	P					1 : 3 seats
Sexually Oriented Business														P			P	P			11	1 : 250 sf	
Stable												S	S	P			P	P	S		P		5, plus 1 : stall
Swim or Tennis Club	S	S	S	S	S	S	S	S	S	S	P	P	P	P	S	P	P	P	P	P	P		1 : 2 persons provided for in a locker room, plus additional for restaurant or bar
Theater, Drive-In	S												S	P			P	P					1 : employee, plus 100 per screen
Theater, Other												P	P	P	P	P	P	P	P	P	P		1 : 4 seats
Land Use	A	SF-1	SF-2	SF-3	SF-4	SF-5	TH	TF	MF	O	NS	GR	C-1	C-2	CB	DT	I-1	I-2	IH-20	P	PD	Use-Based Regs.	Parking (number of spaces : square feet, unit, etc.)
Alcohol Related Uses																							
Bar/Nightclub													S	P	P	P	P	P	P	P	P	13	1 : 100 sf
Neighborhood Pub/Tavern/Wine Bar (<2,500 sf)												S	P	P	P	P	P	P	P	P	P	12	1 : 3 persons based upon the maximum occupancy as posted in the facility
Liquor Package Store														P	P	P	P	P				12	1 : 250 sf

PERMITTED LAND USE

Land Use	A	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	TH	TF	MF	O	NS	GR	C-1	C-2	CB	DT	I-1	I-2	IH-20	P	PD	Use-Based Regs.	Parking (number of spaces : square feet, unit, etc.)
Transportation Related Uses																								
Airport, Landing Field or Heliport	S										S		S	P	P	P	P	P	P	S		P		1 : 200 sf
Bus Station or Terminal															P	P	P	P	P			P		1:100 sf
Hauling or Storage Company															P	P	P	P	P			P		1 : 1,000 sf
Motor or Railroad Freight Terminal															P	P	P	P	P			P		1 : 1,000 sf
Railroad Passenger Station															P	P	P	P	P			P		1:100 sf
Truck Parking Lot															P	P	P	P	P			P		
Land Use	A	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	TH	TF	MF	O	NS	GR	C-1	C-2	CB	DT	I-1	I-2	IH-20	P	PD	Use-Based Regs.	Parking (number of spaces : square feet, unit, etc.)
Automobile Service Uses																								
Auto Glass, Muffler or Seat Cover Shop												S	P	P	P	P	P	P	P	P	P	P		1 : 200 sf (sales), plus 1 : 500 sf (storage)
Auto Painting or Body Repair															P			P	P			P	14	1 : 500
Auto Painting or Body Repair A facility for restoring, painting or refinishing auto bodies.													P	P	P	P	P	P	P	P	P	P		1 : 200 sf (sales), plus 1 : 500 sf (storage)
Auto Parts Sales, Inside Display																				P				1 : 3,000 sf of site area
Auto Parts Sales, Outside Display																			P					1 : 3,000 sf of site area
Auto Repair, Major															P		P	P	P			P	15	1 : 500 sf
Auto Repair, Minor												P	P	P	P	P	P	P	P			P		1 : 500 sf
Auto Sales and Repair (Inside Only, Minor Repair)												P	P	P	P	P	P	P	P			P	15	1 : 200 sf (sales), plus 1 : 500 sf (other indoor area)
Auto Sales and Repair (Outside, Major Repair)															P			P	P				15, 16	1 : 2,000 sf of site area
Auto Towing Yard															P			P	P				15, 16	1 : employee on largest shift plus 3 visitor spaces

Land Use	A	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	TH	TF	MF	O	NS	GR	C-1	C-2	CB	DT	I-1	I-2	IH-20	P	PD	Use-Based Regs.	Parking (number of spaces : square feet, unit, etc.)
Car Wash,														S	P			P	P	P	P	P	1	1 : employee on largest shift
Car Wash, Auto Detail Shop													P	P	P	P	P	P	P	P	P	P	1	1 : employee on largest shift
Gas Station													P	P	P	P	P	P	P	P	P	P		1 : 500 sf
Gas Pump											S	P	P	P	P	P	P	P	P	P	P	P		-
Parking Lot, Commercial														P	P	P	P	P	P	P	P	P		-
Parking Lot, Incidental														P	P	P	P	P	P	P	P	P		-
Parking Garage													P	P	P	P	P	P	P	P	S	P		-
Used and Scrap Tire Generators																		S	P				14	1 : employee on largest shift plus 3 visitor spaces
Retail and Service Type Uses																								
Antique Shop												S	P	P	P	P	P	P	P	P	P	P		1 : 350 sf
Bakery or Confectionary Shop, Retail												P	P	P	P	P	P	P	P	P	P	P		1 : 500 sf
Cleaning, Dry Cleaners Pick-up and Drop-Off												P	P	P	P	P	P	P	P	P	P	P	1	1 : 200 sf
Cleaning, Laundromat												P	P	P	P	P	P	P	P	P	P	P		1 : 200 sf
Clothing Resale Shop												P	P	P	P	P	P	P	P	P	P	P		1 : 200 sf
Credit Access Business												S	P	P	P	P	P	P	P	P	P	P		1 : 350 sf
Custom Personal Service Shop												P	P	P	P	P	P	P	P	P	P	P		1 : 300 sf
Drapery, Needlework or Weaving Shop												P	P	P	P	P	P	P	P	P	P	P		1 : 500 sf
Florist											S	P	P	P	P	P	P	P	P	P	P	P		1 : 350 sf
Crematory														P	P	P	P	P	P	P	P	P		1 : 500 sf
Funeral Home												S	P	P	P	P	P	P	P	P	P	P		1 : 300 sf, plus 1 : 2 seats
Furniture Store, New and Used													P	P	P	P	P	P	P	P	P	P		1 : 1,000 sf
Grocery, Convenience Store											P	P	P	P	P	P	P	P	P	P	P	P	1	1 : 300 sf
Grocery, Market											S	S	P	P	P	P	P	P	P	P	P	P		1 : 500 sf
Grocery, Supermarket												P	P	P	P	P	P	P	P	P	P	P		1 : 400 sf
Hotel											P		P	P	P	P	P	P	P	P	P	P		1 : room, plus additional for banquet hall and conference room
Hotel, Extended Stay									S	S	P	P	P	P	P	P	P	P	P	P	P	P		1 : room
Motel											S	S	S	S	S	S	S	S	S	S	S	P		1 : room, plus 1 : employee on largest shift

PERMITTED LAND USE

Land Use	A	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	TH	TF	MF	O	NS	GR	C-1	C-2	CB	DT	I-1	I-2	IH-20	P	PD	Use-Based Regs.	Parking (number of spaces : square feet, unit, etc.)
Home Tool Rental													P	P	P	P	P	P	P	P	P	P		1 : 200 sf, plus 1 : 2,000 sf of site area
Household Appliance Service and Repair													P	P	P	P	P	P	P	P	P	P		1 : 200 sf
Mixed-Use									S	S	S	P	P	P	P	P	P			P	P	P	15	1 : 300 sf plus 1 : dwelling unit
Mobile Food Unit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	16	-
Mobile Food Unit Park													P	P	P	P	P	P	P	P	P	P	16	2 : unit pad site
Nursery, Retail													P	P	P	P	P	P	P	P	P	P		1 : 200 sf
Nursery, Wholesale													P	P			P	P	P	P	P	P		1 : 200 sf, plus 1 : 2,000 sf of site area
Office											P	P	P	P	P	P	P	P	P	P	P	P		1 : 300 sf, minimum of 5 spaces
Pawn Shop															P	P	P	P	P		P			1 : 250 sf
Pharmacy, Professional											S	P	P	P	P	P	P	P	P	P	P	P	1	1 : 200 sf
Print Shop, Local													P	P	P	P	P	P	P	P	P	P		1 : 1,000 sf
Restaurant, with Drive-In/Drive-Thru Service												S	P	P	P	P	P	P	P	P	P	P	1	1:100 sf
Restaurant with Private Club												S	P	P	P	P	P	P	P	P	P	P		1:100 sf
Restaurant, without Drive-In/Drive-Thru Service											S	S	P	P	P	P	P	P	P	P	P	P		1:100 sf
Retail, Big Box													P	P	P	S	S	P	P	P	P	P		3 : 1,000 sf
Retail, Shop (Other Than Listed)											S	P	P	P	P	P	P	P	P	P	P	P		1 : 200 sf
Secondhand Store or Rummage Sale													P	P	P	P	P	P	P	P	P	P		1 : 200 sf
Self-Storage/Mini Warehouse												S	P	P			P	P	P	P	P	P		1 : 300 sf of office space
Spa, Salon or Barber Shop											S	P	P	P	P	P	P	P	P	P	P	P		1 : 200 sf
Studio, Art											P	P	P	P	P	P	P	P	P	P	P	P		1 : 200 sf
Studio, Gym and Gymnastics Facilities										P	P	P	P	P	P	P	P	P	P	P	P	P		1 : 150 sf
Studio, Tattoo and Piercing												P	P	P	P	P	P	P	P	P	P	P		1 : 200 sf

Land Use	A	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	TH	TF	MF	O	NS	GR	C-1	C-2	CB	DT	I-1	I-2	IH-20	P	PD	Use-Based Regs.	Parking (number of spaces : square feet, unit, etc.)
Animal Clinic or Hospital, No Outside Runs or Pens	P										P	P	P	P	P	P	P	P	P	P	P	P		1 : 300 sf
Animal Clinic or Hospital, with Outside Runs or Pens	P														P			P	P					1 : 300 sf
Animal Crematory													S	S				P	P	S				1 : employee on largest shift
Animal Grooming Services										S	S	P	P	P	P	P	P	P	P	P	P	P		2 : grooming station
Animal Shelter	P														S		S	P	P					1 : 500 sf
Agriculture, Ranching	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P		1 : employee on largest shift
Agriculture, Commercial Crops	P												P	P				P	P	P	P	P		1 : employee on largest shift
Agriculture, Commercial Livestock	P												P	P				P	P	P	P	P		1 : employee on largest shift
Barn	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Livestock Auction	P																	S	P					1 : 4 seats, plus 1 : 600 sf of sales area
Land Use	A	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	TH	TF	MF	O	NS	GR	C-1	C-2	CB	DT	I-1	I-2	IH-20	P	PD	Use-Based Regs.	Parking (number of spaces : square feet, unit, etc.)
Commercial Type Uses																								
Bakery or Confectionary Shop, Wholesale														P	P	P	P	P	P	P	P	P		1 : 500 sf
Building Material Sales													P	P				P	P	P				1 : 200 sf, plus 1 : 1,000 sf of enclosed storage building area
Cabinet and Upholstery Shop													P	P				P	P	P				1 : 500 sf
Cleaning, Commercial Plant														P				P	P					1 : 300 sf
Contractors Yard or Storage Yard														P				P	P					1 : 4,000 sf of site area
Dairy Plant														P				P	P			P		1 : 4,000 sf of site area
Feed Store													P	P				P	P	P	P	P		1 : 500 sf
Print Shop, Large-Scale													P	P	P	P	P	P	P	P	P	P		1 : 4,000 sf of site area
Petroleum Products Storage, Wholesale																		P	P					1 : 4,000 sf of site area
Plumbing Shop													S	P	P	P	P	P	P	S		P		3 : 1,000 sf
Portable Building Sales													S	P				P	P	S		P		1 : 4,000 sf of site area

PROPERTY OVERVIEW

Regional Map

Local Map

Aerial

Survey

Longview Regional
MEDICAL CENTER

502

80

CHRISTUS
GOOD SHEPHERD
Health System

Pinecrest Country
Club & Golf

LETOURNEAU
UNIVERSITY

KOMATSU

TSC TRACTOR
SUPPLY CO
Distribution Center

EASTMAN

TRINITY INDUSTRIES

W Marshall Ave

E Marshall Ave

W Loop 281

S Eastman Rd

E Loop 281

SE Loop 281

968

259

20

300

63

281

31

LETOURNEAU UNIVERSITY
343 employees

TSC TRACTOR SUPPLY CO.
Distribution Center
400 employees

KOMATSU
675 employees

Mill Creek Apartments
140-unit complex

Townhouse South
89-unit complex

PINE GROVE APARTMENTS
100-unit complex

Highland Village
144-unit complex

Waffle House

Americas Best Value Inn & Suites

RaceTrac

LA QUINTA

Red Roof Inn

Wendy's

TEXAS BEST SMOKEHOUSE

Burger King

Cracker Barrel

Holiday Inn Express

EASTMAN
1,510 employees

Days Inn

6

TACO BELL

McDonald's

15.82 acres

Residence Inn
BY MARRIOTT

DOLLAR TREE
CAJO
Dominos

AutoZone

TIDAL WAVE
AUTO SPA

ANYTIME FITNESS

ABC
AUTO

Walmart
Supercenter

TEXAS BANK





WAFFLE
HOUSE

Americas
Best Value
Inn & Suites

RaceTrac

LA QUINTA

Red
Roof Inn

Cracker
Barrel

Holiday
Inn Express

Days Inn

6

TACO
BELL

Starbucks

McDonald's

15.82
acres

Residence INN
BY HARRIS

DOLLAR TREE
CATO
Domino's
Pizza

AutoZone

ABC
AUTO

TIDAL
WAVE
AUTO SPA

ANYTIME
FITNESS

Walmart
Supercenter

TEXAS
BANK

Kodak Blvd

Huntsman Way





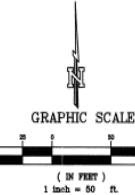
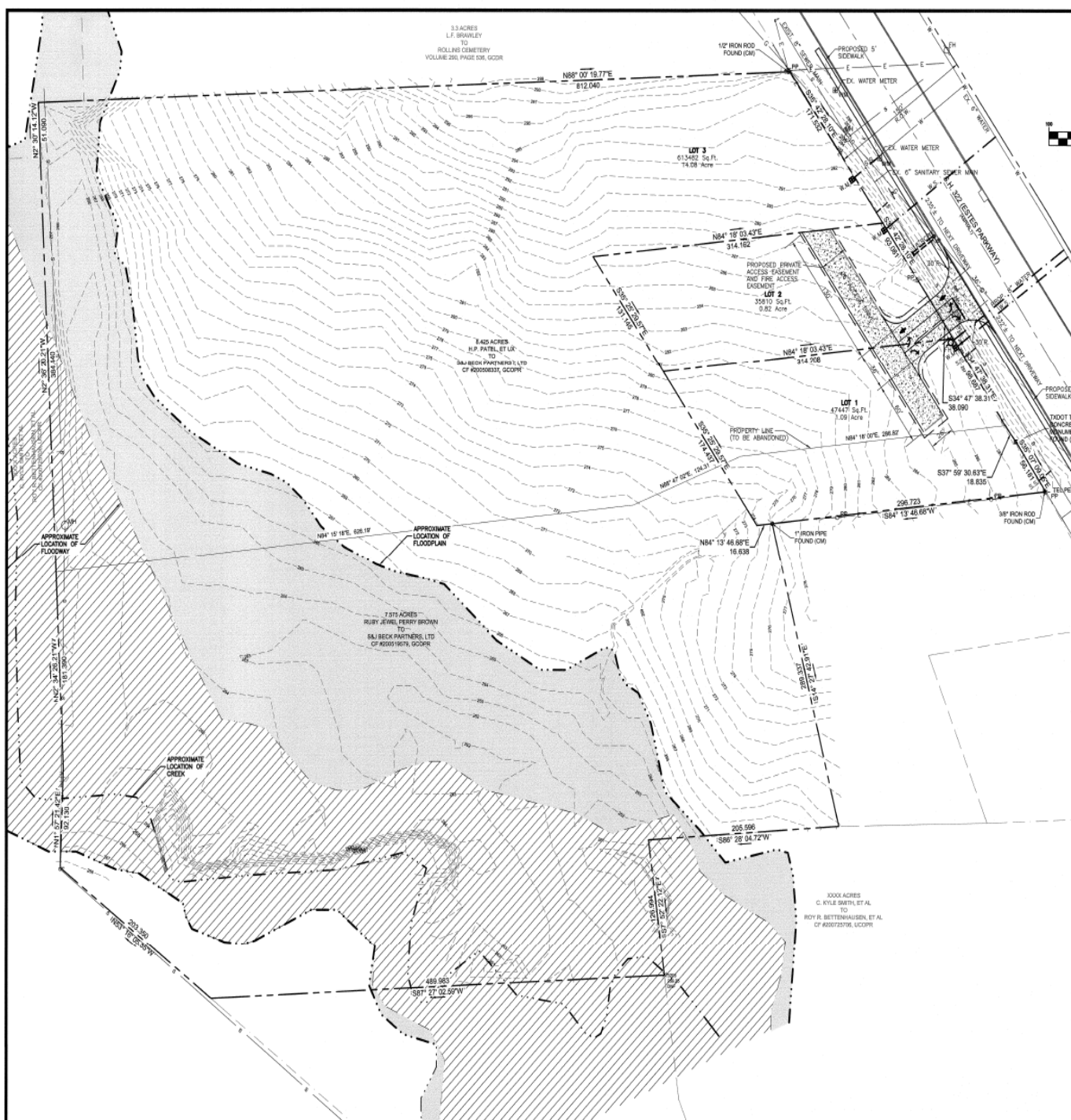
15.82
acres



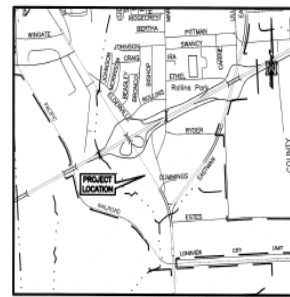
15.82
acres



15.82
acres



- LEGEND**
- PROPOSED SEWER MANHOLE (MH)
 - PROPOSED SEWER CLEANOUT (CO)
 - ✕ PROPOSED FIRE HYDRANT (FH)
 - ✕ PROPOSED STREET LIGHTS PER AEP
 - EXISTING WATER LINE
 - PROPOSED STORM SEWER
 - PROPOSED 8" WATER LINE
 - PROPOSED 8" SEWER MAIN
 - BUILDING SETBACK LINE (B.S.)
 - LOT LINES
 - PROPERTY LINE



VICINITY MAP
1" = 300'

- GENERAL NOTES**
- EXISTING ZONING: C
 - NUMBER OF LOTS: 3
 - SETBACKS: FRONT: 30' FROM CENTER OF STREET
SIDE: 10'
BACK: 10'
CORNER SIDE: 10'
 - BUILDING HEIGHT: 20 STORY MAXIMUM
 - MINIMUM LOT SIZE: N/A
 - EROSION CONTROL DURING CONSTRUCTION SHALL BE ACCOMPLISHED PER CITY REQUIREMENTS
 - STORM SEWER DRAINAGE FACILITIES SHALL BE DESIGNED TO CITY OF LONGVIEW REQUIREMENTS
 - LOW SIDE AND SHORT SIDE WATER AND SEWER SERVICES WILL BE PROVIDED BY DEVELOPER
 - DRAINAGE RUNOFF SHALL BE ROUTED TO AN APPROPRIATE DRAINAGE WAY
 - THIS SUBDIVISION SHALL MEET THE CITY OF LONGVIEW UNIFIED DEVELOPMENT CODE, ARTICLE 6, SECTION 1, SUBSECTION 1.12 FOR CONTROL ACCESS

OWNER'S STATEMENT:
I, DR. STEPHEN BECK, DEVELOPER OF THE LAND SHOWN ON THIS PRE-SUBMISSION PROPOSAL, HEREBY DESIGNATE HAYES ENGINEERING AS OUR AGENT, DULY AUTHORIZED TO ACT ON OUR BEHALF IN MATTERS PERTAINING TO THE PLATTING OF THIS PROPERTY.

DR. STEPHEN BECK, DEVELOPER

ENGINEER'S STATEMENT:
I, STAN HAYES, P.E., LICENSED PROFESSIONAL ENGINEER NO. 72141 DO HEREBY CERTIFY THAT THE PUBLIC IMPROVEMENTS SHOWN ON THIS PRE-SUBMISSION PROPOSAL WILL BE DESIGNED IN ACCORDANCE WITH CITY OF LONGVIEW AND TEXAS COMMISSION ON ENVIRONMENTAL QUALITY STANDARDS IN ENGINEERING DESIGN AS WELL AS STANDARDS OF ENGINEERING PRACTICE. I ALSO HEREBY CERTIFY THAT THE WATER TO SERVE THIS DEVELOPMENT ARE ADEQUATE FOR THE PURPOSES INTENDED.
GIVEN UNDER MY HAND AND SEAL THIS THE 13th DAY OF April, 2023.

STAN HAYES
PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 72141



BENCHMARK:
CSM # 1218
THE MARKER IS SOUTH OF THE EASTMAN ENTRANCE BEHIND THE CONCRETE BARRIER FOR THE CURVE IN KODAK BLVD.
EAST = 3,139,815.983
NORTH = 6,862,646.259
ELEV = 288.85
CSM # 1318
THE MARKER IS LOCATED ON THE NORTH SIDE OF KADAK BLVD. AND APPROX. 1600' WEST OF THE CURVE AT THE TEXAS EASTMAN ENTRANCE
EAST = 3,137,341.084
NORTH = 6,862,609.236
ELEV = 288.45

3000 ACRES
C. KYLE SMITH ET AL
TO
ROY B. BERTERHAUSEN, ET AL
CP #20052516, GCONR

PRE-SUBMISSION PROPOSAL, TRACK 1
**S & J BECK PARTNERS I, LTD.
ESTES PARKWAY SUBDIVISION**
3 LOTS, 1 BLOCK, 15.995 ACRES
IN THE SAMUEL JACKSON SURVEY, A-177
LONGVIEW, TEXAS, GREGG COUNTY



MARKET OVERVIEW

Location

Employment

Education

Healthcare

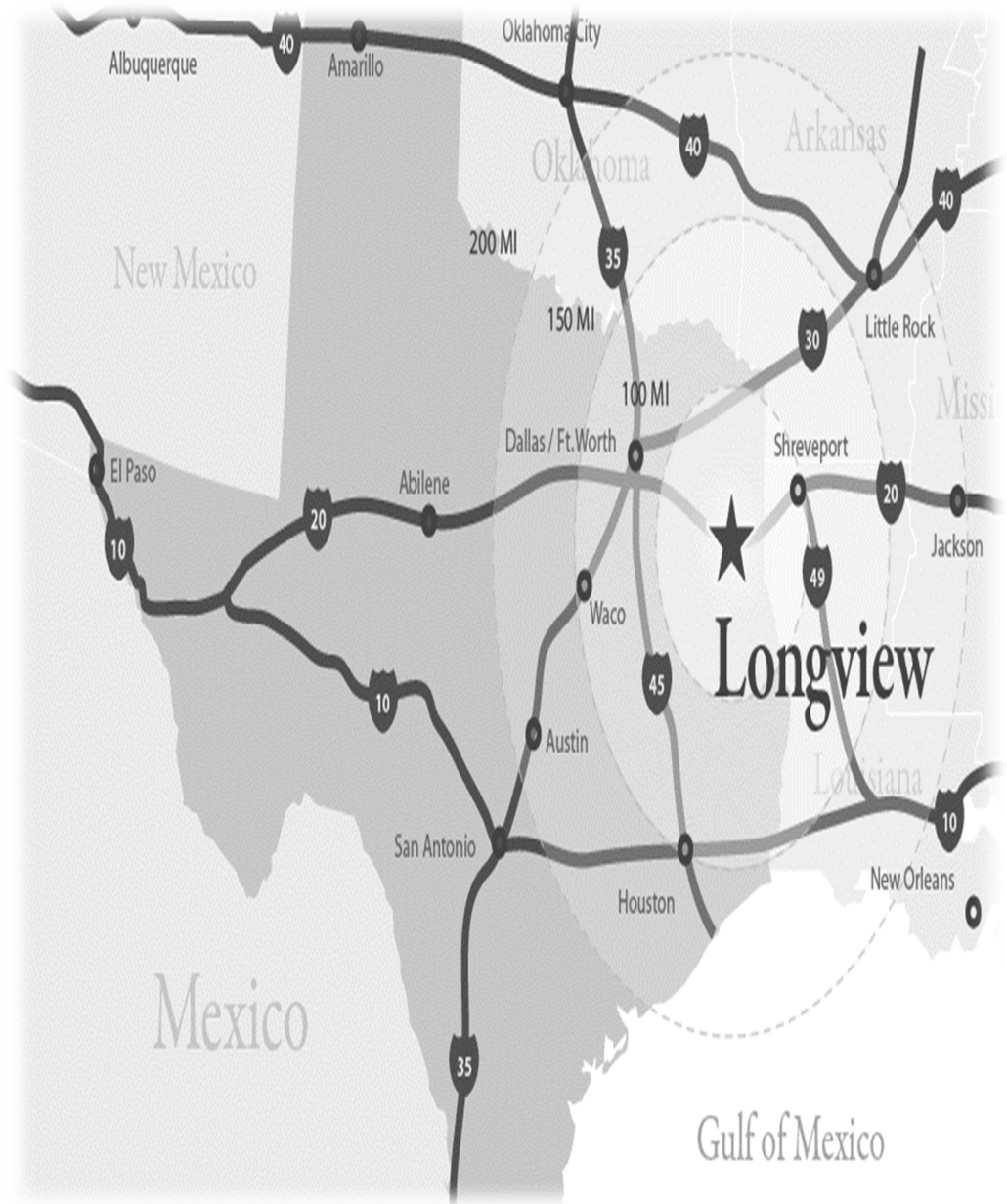
Demographics

LOCATION

Located in the heart of East Texas, Longview is the seat of Gregg County, and the center of economic activity for a significant part of Northeast Texas. With over 680,000 people in the 12-county region and 300,000+ in area workforce, it is easy to see why so many companies are attracted to Longview.

Longview is located in one of the fastest growing areas of Texas – a two hour's drive from Dallas/Forth Worth, and just one hour from Shreveport, Louisiana. Longview is considered a major hub city for the region. In 2014, Forbes magazine ranked Longview as the sixth fastest-growing small city in the United States. Companies with significant presence in Longview are Eastman Chemical and Trinity Rail Group and AAON Coil Products AAON and Consolidated Electrical Distributors; communities stimulating the city and metro area are LeTourneau University, Kilgore College, and the University of Texas at Tyler's Longview University Center.

This community boasts a growing, diverse population which is younger and better educated than the state average. Longview has a strong talent pool, and good public education through a strong independent school district, user-friendly community colleges, and accessible state supported universities. Longview also offers a robust transportation system consisting of good highways, rail and the East Texas Regional Airport.



EMPLOYMENT

Eastman Chemical is a global specialty materials company that produces a broad range of products found in items people use every day. With the purpose of enhancing the quality of life in a material way, Eastman works with customers to deliver innovative products and solutions while maintaining a commitment to safety and sustainability. The company's innovation-driven growth model takes advantage of world-class technology platforms, deep customer engagement, and differentiated application development to grow its leading positions in attractive end-markets such as transportation, building and construction, and consumables. As a globally inclusive and diverse company, Eastman employs approximately 14,500 people around the world and serves customers in more than 100 countries.

Trinity Industries, Inc. is a premier provider of railcar products and services in North America. Trinity owns an integrated platform of market-leading businesses that provide railcar products and services in North America marketed under the trade name Trinity Rail. The Trinity Rail integrated platform is designed to optimize the ownership and usage of railcars, enabling customers to devote more resources to their core competencies. Trinity also owns a leading business engaged in manufacturing highway products and a logistics business that serves Trinity's internal needs and other industrial companies.

Komatsu Mining Corp. is part of the global Komatsu family of companies; indispensable partners to the mining, forestry, industrial and construction industries. Komatsu Mining provides essential equipment, systems and solutions used by companies worldwide to extract fundamental minerals for developing modern infrastructure, technology and consumer products. Komatsu Mining Corp. is home to the industry-leading P&H, Joy and Montabert equipment and service brands for mining and related industries.

Company Name	Category	Employment
Christus Good Shepherd Health System	Medical Services	3,000
Eastman Chemical	Chemicals	1,504
Longview Regional Medical Center	Medical Services	1,244
Dollar General	Distribution	740
AAON Coil Products, Inc.	Heat Transfer Coils	640
Komatsu	Heavy Equipment	620
Gap, Inc.	Distribution	502
Trinity Rail, LLC	Railway Cars	475
Crosby Group	Forged Load Binders	425
Mr. Cooper	Telecommunications	420
Diagnostic Clinic of Longview	Medical Services	350
LeTourneau University	University	343
Stemco, LLC	Truck Equipment	310
MG Foods	Food Mfg	240
Sysco Distribution of East Texas	Distribution	205
Westlake Chemical	Chemicals	205
Capacity of Texas	Machinery Manufacturing	190
Nucor	Steel Mill	186
Genpak, LLC	Plastics & Rubber Products Mfg.	180
Norris Cylinder	Manufacturing	175
Southwest Steel Casting Company	Steel Castings	113
S4 Communications	Telecommunications	110
Holt CAT	Heavy Equipment	100

Feb. 2023

EDUCATION



LETOURNEAU
UNIVERSITY

LeTourneau University is a private, Christian university that was founded in 1946. Consistently listed in the top tier of America's Best Colleges by U.S. News & World Report, LETU offers more than 140 programs that prepare students for success in fields such as aviation, biblical studies, business, communication, criminal justice, education, engineering, nursing, human services, kinesiology, liberal arts, psychology, and science. Graduate programs in business administration, counseling, education, engineering, health care administration, marriage and family therapy, psychology, and strategic leadership have attracted a record number of graduate students. The vibrant traditional campus community in Longview, Texas, includes 15 intercollegiate athletics teams as part of the American Southwest Conference, NCAA Division III; more than 40 different student organizations from which to choose; a strong intramural program; and local community service opportunities allowing LETU students to volunteer over 56,000 hours annually.



The University of Texas at Tyler is a centerpiece for learning, culture and natural beauty in East Texas, located midway between Dallas and Shreveport, Louisiana. The University of Texas at Tyler is part of the prestigious University of Texas System that includes 14 institutions located throughout the state. Founded in 1971, UT Tyler today enrolls more than 10,000 students and consists of six colleges. The beautiful Tyler campus features more than 200 acres nestled along a lake and surrounded by thick pine and oak forests, providing a picturesque location for study and recreation. For student convenience, regional campuses are also available in Palestine and Longview. With more than 80 bachelor's, master's and doctoral degree programs offered, UT Tyler provides a wealth of learning opportunities and dynamic programs.



Kilgore College is an accredited public two-year community college that has met the academic and workforce needs of East Texas since 1935 by providing a learner-centered environment that focuses on student access, success and completion via collaborative partnerships. KC promotes great value, primarily for its 20-member school district service area in Northeast Texas, with a highly competitive cost. KC offers 138 academic majors, has an enrollment of around 5,500 students and has 310 employees – 22 of whom have doctoral degrees. In addition to basic academic courses for transfer students, KC offers training in high-demand programs such as nursing, law enforcement, firefighting, EMT, culinary arts, process technology, welding, radiologic technology, physical therapy, automotive repair technology, auto body repair technology, process technology and industrial maintenance — as well as numerous other high-tech fields and certificate programs.

HEALTHCARE

CHRISTUS Good Shepherd Health System has cared for the community for more than 180 years combined. The not-for-profit health system includes hospitals in Longview and Marshall; Level III and Level IV Trauma Centers; two freestanding Emergency Centers; the region's first Level III NICU; comprehensive outpatient services; and medically integrated wellness facilities. In addition, from primary care to a full range of specialties, our 700 plus physicians and advanced care providers of CHRISTUS Trinity Clinic are here to serve the community with compassionate care. As Gregg County's largest employer, Good Shepherd Health System has a significant economic impact on East Texas with more than 3,000 employees. This impact takes on greater importance as the level of charity care continues to rise. As a not-for-profit organization, Good Shepherd provided more than \$241 million of uncompensated care in 2011.

Longview Regional Medical Center (LRMC), a 230-bed facility, is 180 physicians and healthcare professionals strong, and quality-driven, nationally recognized for chest pain and stroke care, and dedicated to great patient service, with multi-specialty clinical expertise. Since opening in 1980, Longview Regional Medical Center has been dedicated to bringing East Texans high quality care and scope of services to help them live healthier lives. As one of the nation's 50 Top Cardiovascular Hospitals by IBM Watson Health, LRMC has pioneered a number of firsts in East Texas, including offering the Beating Heart Valve Surgery and the Transcatheter Aortic Valve Replacement (TAVR) procedure. Additionally, LRMC's Neonatal Intensive Care Unit (NICU) has been designated as a Level III Neonatal Facility by the Texas Department of State Health Services, which is the second-to-highest level of neonatal care.

Diagnostic Clinic of Longview (DCOL) is a multi-specialty physician group practice that includes 18 locations, more than 90 physicians, and 30 mid-level providers, serving the Longview area since 1975. The principal focus of our practice is in the delivery of primary care services, as well as 16 medical sub-specialties. Our services include pediatrics and adolescent medicine, obstetrics/gynecology, family practice and internal medicine. DCOL is the largest multi-specialty practice in Longview, operated by more than 90 physicians. Most DCOL physicians practice at both Longview Regional Medical Center and Christus Good Shepherd, and play an important role in the medical leadership of each hospital. Over the years, DCOL has earned a reputation in the community as a compassionate physician group, offering quality medical care and great customer service.



RECENT NEWS

DAIRY INDUSTRY COMPANY TO BRING \$200M-PLUS INVESTMENT TO LONGVIEW

Published 11:29 pm Thursday, October 23, 2025 By Jo Lee Ferguson

Ninth Avenue Foods is set to build a facility in Longview's North Business Park. The Longview Economic Development Corp. has set a new record for itself by recruiting Ninth Avenue Foods to Longview's North Business Park. The California company is described as a fourth-generation, family owned and operated firm that works in the dairy industry. The company plans to build an extended-shelf-life manufacturing facility in Longview' North Business Park off of Judson Road. The LEDCO board of directors approved a performance agreement with the company Thursday. LEDCO said Ninth Avenue Foods will bring 150 full-time jobs over five years and make a more than \$200-million capital investment over the next five years to open its facility here. Trending 5 individuals selected for 2025 Longview Walk of Honor Loss of Affordable Care Act tax credits would affect East Texans, but critics push other reforms When LEDCO announced in 2021 that Gap Inc. was locating a distribution center in Longview, it was expected to ultimately create more than 1,200 jobs with an approximate investment of \$140 million. At that time, that was the largest investment that LEDCO had brought to the city. Mayor Kristen Ishihara recognized LEDCO's success at the end of Thursday's City Council meeting. "We want to celebrate as a community a large investment that Longview Economic Development Corp. announced just after their meeting (Thursday afternoon)," Ishihara said. "This is the largest project that LEDCO has successfully recruited to Longview in their history. They just keep getting bigger and bigger." The effort to bring Ninth Avenue Foods to Longview worked under the code name "Got Milk," she said. "They process, package and store many dairy and nondairy labels commonly found on our grocery store shelves," Ishihara said. She also noted the company's decision to locate here occurred quickly – in five months, with Longview's "abundance of water" and the city's ability to treat wastewater being key pieces to the company's decision. Trending Green Street Monster Fest brings music and more to downtown Longview crowds Business Beat: Sprouts in Longview to open this week She also praised the coordination that took place to help land the project for Longview. She said the company noted how, during its first meeting here, LEDCO showed up with all the necessary partners including city and county officials. No other city did that. "That's something Longview does well," Ishihara said. She said the jobs that will be created with an average wage of more than \$60,000. Wayne Mansfield, LEDCO's CEO/president, described visiting Ninth Avenue Foods' new facility in Indiana. "Ninth Avenue Foods has been an outstanding partner throughout the site selection process, and we're excited to welcome them as they plant roots in East Texas," he said in a statement. "During our visit to their new facility in Indiana, we were struck by the quality of the operation; from the clean, modern design and impressive use of automation, to the strong sense of teamwork and pride evident among their employees. "Their leadership has clearly fostered a culture built on innovation, respect, and excellence. We are confident that Ninth Avenue Foods will bring that same energy and sophistication to Longview, strengthening our community and engaging as a great corporate partner." Steve Goldenstein, vice president of Ninth Avenue Foods, said in a statement that working with Mansfield and LEDCO Vice President Health Malone was an "outstanding experience." "Ninth Avenue Foods is committed to operating state-of-the-art manufacturing facilities that utilize advanced processing technologies. Our new site in Longview is strategically located to serve our existing customers while supporting our continued growth and expansion into new product capabilities," he said. "We've also greatly enjoyed getting to know the community and its many leaders. Selecting a site is never an easy task, but our experience in Longview has been exceptional. We look forward to being an active and valued partner in the community," he said.

RECENT NEWS

LONGVIEW ECONOMIC DEVELOPMENT CORP. MARKS 'PRETTY BUSY YEAR' OF ACTIVITY

Published 10:35 pm Friday, October 24, 2025 By Jo Lee Ferguson

PROJECTS THAT LEDCO LANDED IN 2024-2025 INCLUDE:

Incentivizing FLANDERS, which provides electric rotating systems for large equipment, to invest \$1.07 million in its Regional Service Center on Harrison Road, retain 58 jobs and create 50 new, full-time jobs.

Providing incentives to Modine, which acquired locally-owned Napps Technology in July 2023 and continues to manufacture Napps' modular heat pump chillers, to keep the company in Longview and expand, retaining 30 jobs and adding 22 more.

Working with Mint Innovation, a biorefinery that will extract precious metals from e-waste, to secure a location in Longview where it will make a \$15 million investment and create 28 jobs.

Acquiring 1,165 acres in Longview's extraterritorial jurisdiction for the future development of a third business park.

In addition to that, though, LEDCO has been able to help the city with a number of other projects. When it was created in 1991, the organization originally was authorized to use its portion of sales tax revenues to attract manufacturing and industrial facilities, recycling facilities, distribution centers, and small warehouse facilities. Later, though, voters approved using the money on quality-of-life projects, such as roads, parks and athletic facilities.

LEDCO's work has brought about 4,000 jobs to Longview since 2016 and a total capital investment of \$500 million. The \$500 million in capital investment translates into a net impact on the city of \$162 million.



mint

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	1,727	15,949	33,407
2024 Estimate			
Total Population	1,728	15,922	33,078
2020 Census			
Total Population	1,692	15,652	32,241
2010 Census			
Total Population	1,770	17,221	34,552
Daytime Population			
2024 Estimate	4,663	18,872	46,452
HOUSEHOLDS			
2029 Projection			
Total Households	725	5,568	12,234
2024 Estimate			
Total Households	714	5,495	12,010
Average (Mean) Household Size	2.5	2.7	2.6
2020 Census			
Total Households	700	5,394	11,702
2010 Census			
Total Households	665	5,490	11,803
HOUSING UNITS			
Occupied Units			
2029 Projection	847	6,408	13,928
2024 Estimate	834	6,325	13,676
Owner Occupied	247	3,121	6,787
Renter Occupied	449	2,364	5,198
Vacant	120	831	1,666
Persons in Units			
2024 Estimate Total Occupied Units	714	5,495	12,010
1 Person Units	31.1%	28.4%	29.7%
2 Person Units	27.0%	27.3%	28.4%
3 Person Units	15.0%	17.2%	16.7%
4 Person Units	16.9%	14.1%	13.5%
5 Person Units	5.9%	7.7%	7.0%
6+ Person Units	4.2%	5.3%	4.6%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$250,000 or More	0.9%	2.3%	2.3%
\$200,000-\$249,999	0.8%	1.2%	1.1%
\$150,000-\$199,999	0.4%	3.6%	3.8%
\$125,000-\$149,999	5.4%	4.9%	5.3%
\$100,000-\$124,999	1.4%	5.8%	7.1%
\$75,000-\$99,999	6.4%	10.8%	11.6%
\$50,000-\$74,999	9.4%	19.5%	18.9%
\$35,000-\$49,999	14.3%	12.2%	12.3%
\$25,000-\$34,999	10.9%	10.8%	11.0%
\$15,000-\$24,999	30.8%	12.7%	10.6%
Under \$15,000	19.3%	16.2%	16.0%
Average Household Income	\$42,751	\$66,064	\$67,249
Median Household Income	\$24,369	\$48,842	\$51,857
Per Capita Income	\$16,348	\$22,985	\$24,763
POPULATION PROFILE			
Population By Age			
2024 Estimate	1,728	15,922	33,078
Under 20	33.6%	32.4%	30.0%
20 to 34 Years	21.4%	22.5%	21.6%
35 to 39 Years	6.5%	5.6%	6.3%
40 to 49 Years	11.6%	11.7%	11.8%
50 to 64 Years	16.3%	16.2%	17.0%
Age 65+	10.5%	11.6%	13.2%
Median Age	31.0	32.0	34.0
POPULATION PROFILE			
Population 25+ by Education Level			
2024 Estimate Population Age 25+	1,011	9,099	20,334
Elementary (0-8)	18.2%	15.3%	10.6%
Some High School (9-11)	12.9%	10.7%	10.7%
High School Graduate (12)	39.0%	32.2%	31.1%
Some College (13-15)	20.6%	24.9%	25.9%
Associate Degree Only	5.2%	6.0%	6.2%
Bachelor's Degree Only	2.8%	7.7%	10.5%
Graduate Degree	1.4%	3.2%	5.0%



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.

11-2-2015

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.

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.

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.

MARCUS & MILLICHAP	9002994	TIM.SPECK@MARCUSMILLICHAP.COM	972-755-5200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Marcus & Millichap