

Industrial Investment Portfolio

820, 824 & 851 W. Harrison Road, Longview, TX 75604

\$6,650,000 | 6.59% CAP RATE



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820, 824 & 851 W. HARRISON ROAD

Portfolio Overview

Ihrig Properties is pleased to exclusively offer for sale the Harrison Road Industrial Portfolio, a multi-tenant industrial investment located at 820, 824 and 851 W. Harrison Road in Longview, Texas. The portfolio is offered at \$6,650,000, representing a 6.59% capitalization rate based on approximately \$438,000 in annual net operating income.

The offering consists of three industrial properties totaling approximately 17.76 acres and approximately 38,000 SF of improvements and under-roof area. The portfolio provides investors with diversified income from established users serving the construction, energy and transportation industries. 820 and 824 W. Harrison Road are located outside the Longview city limits, while 851 W. Harrison Road is located within the city limits of Longview.

The portfolio is anchored by PCL Solar Constructors USA Inc., which occupies both 820 and 851 W. Harrison Road. PCL Solar Constructors is part of the PCL family of companies, one of North America's largest construction organizations. PCL Construction reported approximately \$9.9 billion in 2025 contracting revenue and ranked No. 14 on Engineering News-Record's 2026 Top 400 Contractors list. The company is 100% employee-owned and operates across the buildings, civil infrastructure, heavy industrial and renewable energy sectors throughout the United States and internationally.

PCL's significant scale, established renewable-energy construction platform and active presence in Longview provide a strong credit component to the portfolio and help distinguish the offering from traditional local industrial investments.

824 W. Harrison Road adds diversification from Freedom Hot Oil, an established energy-services user, while a natural gas fueling station on the portfolio is leased to Love's Travel Stops, providing an additional income stream backed by a nationally recognized transportation and convenience-store operator.

Collectively, the properties offer a combination of industrial buildings, office and shop facilities, substantial yard area, concrete and asphalt improvements, overhead doors, crane capacity, wash bays and supporting infrastructure suited to construction, energy and industrial-service operations.

With diversified income from PCL Solar Constructors, Freedom Hot Oil and Love's Travel Stops, the Harrison Road Industrial Portfolio provides investors an opportunity to acquire a substantial East Texas industrial asset with strong in-place cash flow, significant operating infrastructure and exposure to nationally recognized tenant credit.



820, 824 & 851 W. HARRISON ROAD

Investment Highlights

- \$6,650,000 asking price
- Approximately \$438,000 in annual NOI
- Three properties totaling approximately 17.76 acres
- 851 W. Harrison Road: ±13.76 acres | ±29,000 SF under roof
- 820 W. Harrison Road: ±2.20 acres | ±3,900 SF
- PCL Construction reported approximately \$9.9 billion in 2025 contracting revenue
- PCL is 100% employee-owned and operates across construction, civil infrastructure, heavy industrial and renewable energy sectors
- Diversified tenant base serving construction, energy and transportation-related industries
- 851 W. Harrison Road features 28' clear height, 10 overhead doors, two bridge cranes and two 25' wide wash bays
- 851 W. Harrison Road was built in 2006 and renovated in 2020
- Properties offer substantial yard area, industrial infrastructure and functional layouts suited to construction, energy and industrial-service users
- 6.59% capitalization rate
- Multi-tenant industrial investment portfolio
- Approximately 38,000 SF of improvements / under-roof area
- 824 W. Harrison Road: ±1.80 acres | ±5,125 SF
- Two properties leased to PCL Solar Constructors USA Inc.
- PCL ranked No. 14 on Engineering News-Record's 2026 Top 400 Contractors list
- Freedom Hot Oil occupies 824 W. Harrison Road
- Natural gas fueling station leased to Love's Travel Stops
- 851 W. Harrison Road includes a ±21,303 SF shop facility, ±6,860 SF office building, equipment/storage building and fueling/crew facility
- Fully fenced equipment and truck yard at 851 W. Harrison Road with employee parking for up to approximately 80 vehicles
- 820 and 824 W. Harrison Road are located outside Longview city limits; 851 W. Harrison Road is located within the city limits
- PCL's current lease at 820 & 851 W. Harrison Road runs through 5/31/2033

\$6,650,000

ASKING PRICE

6.59%

CAP RATE

\$438,000

NOI

17.76 ACRES

TOTAL LAND

38,000 SF

IMPROVEMENTS

3

TENANTS



TENANT SPOTLIGHT

PCL Solar Constructors USA Inc.

851 W. Harrison Road — ±29,000 SF Under Roof | 2 Bridge Cranes | 28' Clear Height | Built 2006 / Renovated 2020

PCL Solar Constructors USA Inc. occupies both 820 and 851 W. Harrison Road, anchoring the portfolio. The 851 W. Harrison Road facility features two bridge cranes, two 25' wash bays, and a fenced yard suited to heavy equipment and construction operations, with the current lease running through March 2026. PCL Solar Constructors is part of the PCL family of companies, one of North America's largest construction organizations — 100% employee-owned and operating across the buildings, civil infrastructure, heavy industrial, and renewable energy sectors throughout the United States and internationally. PCL Construction reported approximately \$9.9 billion in 2025 contracting revenue.



824 W. HARRISON ROAD

Freedom Hot Oil & Love's Travel Stops



Freedom Hot Oil

Freedom Hot Oil occupies 824 W. Harrison Road, adding diversification to the portfolio from an established energy-services user operating in the East Texas oilfield services market. The property sits outside Longview city limits.



Love's Travel Stops

A natural gas fueling station on the portfolio is leased to Love's Travel Stops, providing an additional income stream backed by a nationally recognized transportation and convenience-store operator.

851 W. HARRISON ROAD

Interior Photos



LONGVIEW, TEXAS

Site & Location Overview



Portfolio boundaries at 820, 824 & 851 W. Harrison Road



IHRIG
PROPERTIES

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