



SPERRY

GRAHAM GROUP

3950

3950 EAST U.S. HIGHWAY 80
LONGVIEW, TX 75605

VICTORY
INDUSTRIAL PARK

Offering Memorandum



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SECTION 1

PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

Situated on East U.S. Highway 80 in Longview, TX, 75605, this impressive property offers a prime leasing opportunity for commercial tenants. Boasting a strategic location with easy access to major transportation routes and the Ports of Houston and Shreveport, this facility is ideal for Industrial/Warehouse/Distribution use. The property features spacious warehouse and office space, high ceilings, ample parking, and modern amenities to support operational needs. With its outstanding visibility and accessibility, this property presents a compelling opportunity for businesses seeking a strategic location in East Texas.

PROPERTY HIGHLIGHTS

- Strategic location with easy access to major transportation routes
- Spacious warehouse and office space for Subcontractors or Man Cave
- High ceilings 17' in front and 12' in back
- Go north/south or east/west on Highway 80 or Loop 281 - close to I-20

OFFERING SUMMARY

Lease Rate:	\$12 psf per year
Available SF:	from 3,000 sf to 10,000 sf -can build bigger
Lot Size:	10 Acres
Building Size:	8 spaces up to 35,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	666	17,529	44,597
Total Population	1,560	45,927	114,317
Average HH Income	\$89,837	\$79,427	\$90,430

Property Description



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LOCATION DESCRIPTION

Located in vibrant Longview, Texas, Victory Industrial Park offers an ideal location for Industrial/Warehouse/Distribution tenants. The area is known for its strategic position along East U.S. Highway 80, providing easy access to major transportation routes such as I-20 and the Ports of Houston and Shreveport. Surrounding the property, tenants can find a wealth of amenities to support their operations, including dining options, hotels, and retail services. Longview is also home to a strong workforce and a supportive business community, making it an excellent choice for companies looking for a dynamic industrial location in East Texas.

SITE DESCRIPTION

The site is relatively flat and is located on the crossroads between Longview and Hallsville and between North Longview and south to Interstate 20. This affords tremendous visibility to this uniquely designed warehouse space creating a park like atmosphere.

POWER DESCRIPTION

Three Phase Individually metered

Complete Highlights



PROPERTY HIGHLIGHTS

- Strategic location with easy access to major transportation routes
- Spacious warehouse and office space
- High ceilings
- Ample parking
- Modern amenities to support operational needs
- Outstanding visibility
- Great for Subcontractors or Man Caves
- Ideal for Industrial/Warehouse/Distribution use
- Compelling opportunity for businesses seeking a strategic location in East Texas



Additional Photos





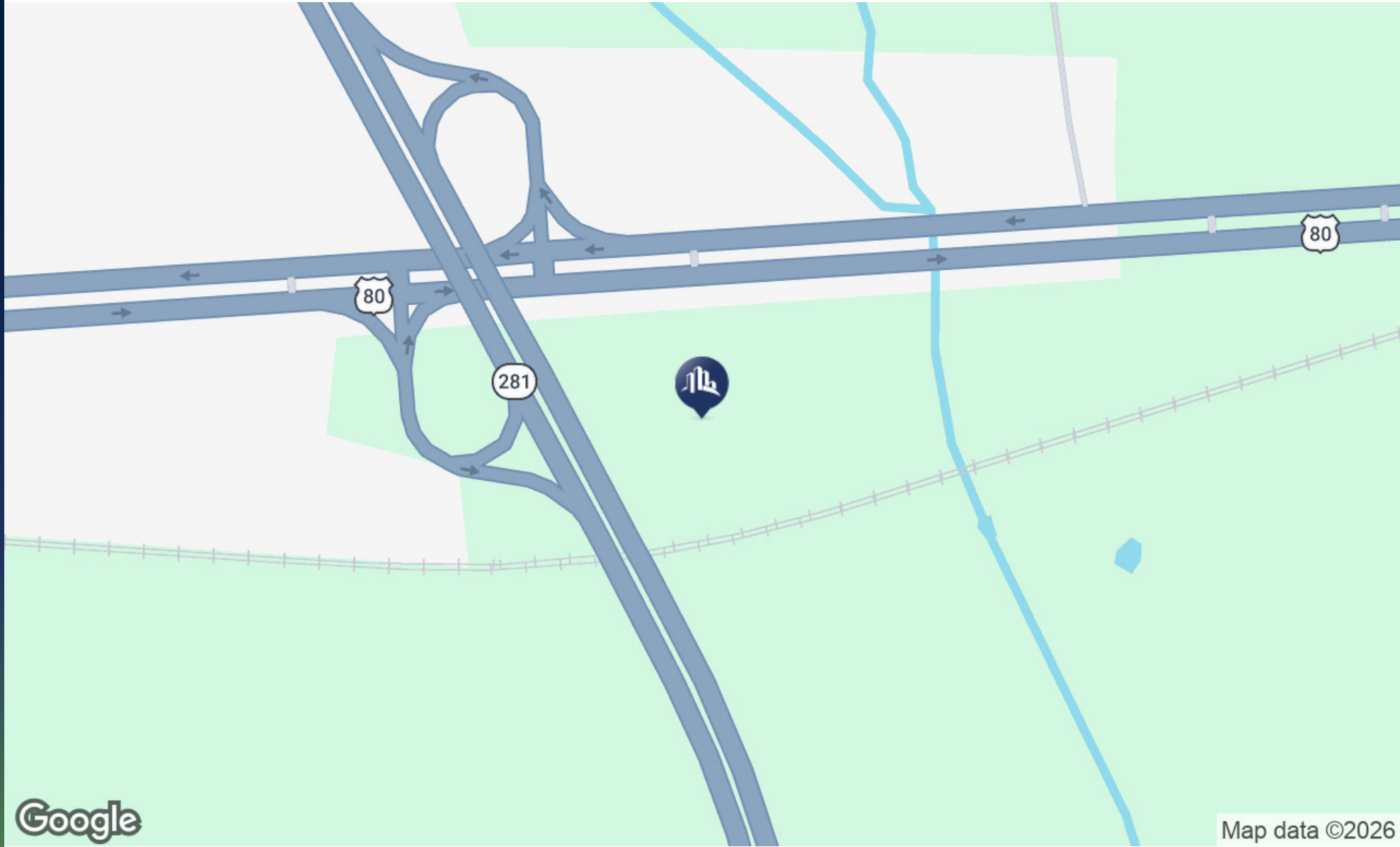
SECTION 2

LOCATION INFORMATION

Regional Map

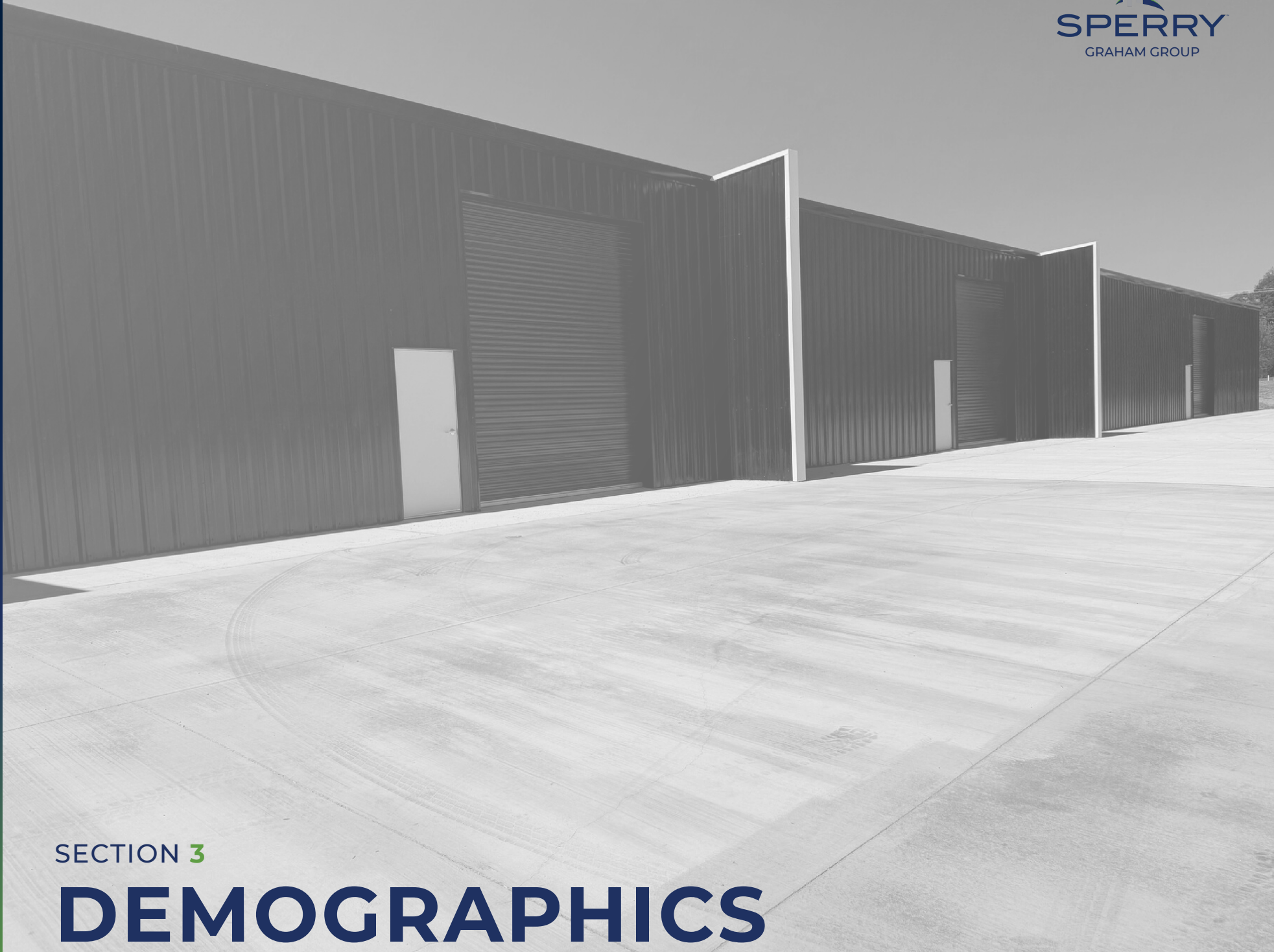


Location Map



Aerial Map





SECTION 3

DEMOGRAPHICS

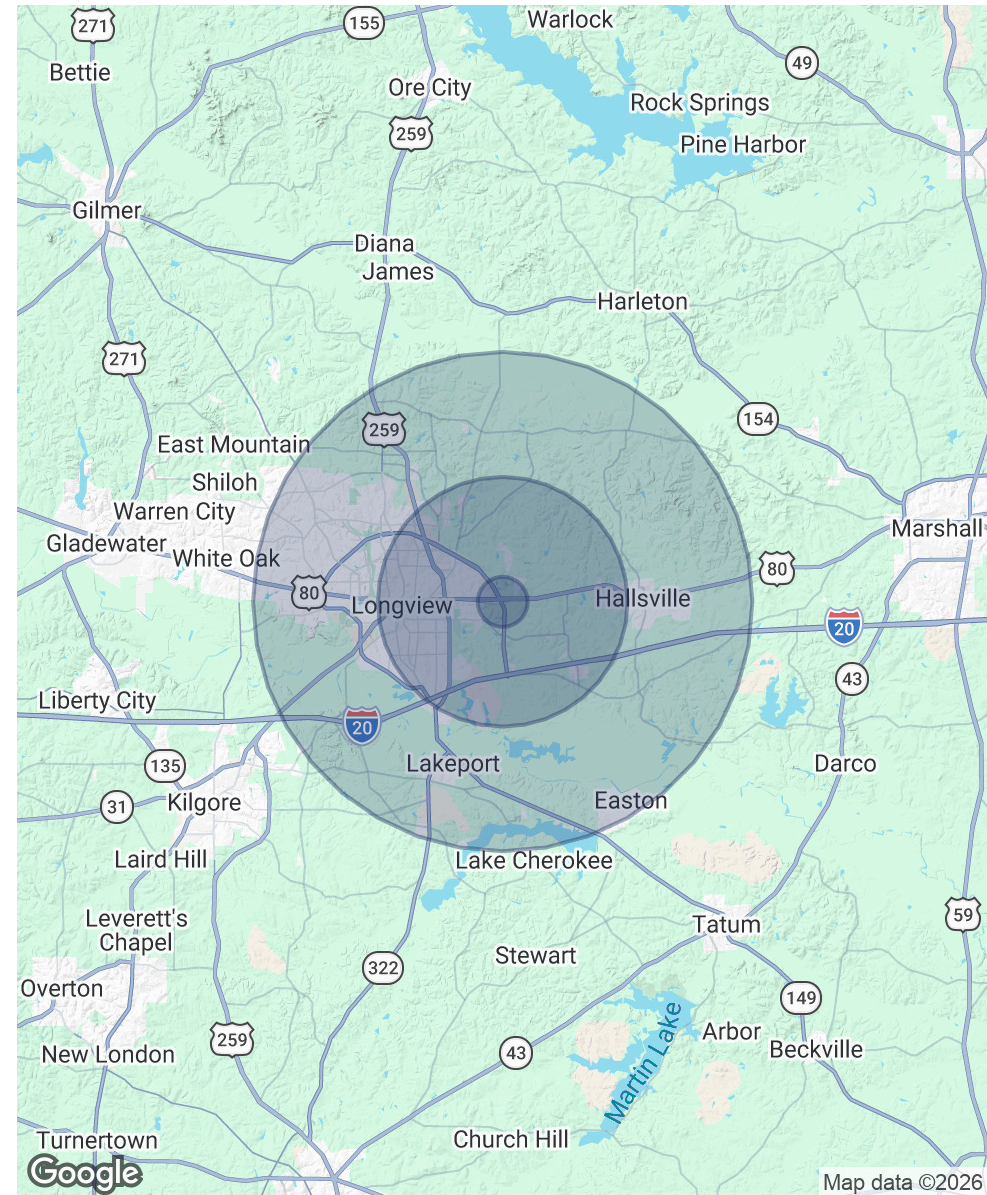
Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,560	45,927	114,317
Average Age	35.4	37.5	37.5
Average Age (Male)	38.1	36.7	36.0
Average Age (Female)	33.3	38.3	38.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	666	17,529	44,597
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$89,837	\$79,427	\$90,430
Average House Value	\$209,103	\$225,157	\$225,718

2023 American Community Survey (ACS)



Map data ©2026



SECTION 4

ADVISOR BIOS

Advisor Bio 1



BILL GRAHAM

Managing Director

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PROFESSIONAL BACKGROUND

Bill Graham serves as Managing Director for Sperry Commercial Global Affiliates Graham Group selling office, retail, multifamily, industrial and land properties. His focus is in Dallas/Fort Worth and North East Texas including Longview, Tyler, Texarkana, Nacogdoches and Lufkin.

Graham, with his previous company, has achieved the number one Broker position in the State of Texas and number 3 Broker position in the Central Region of the US. He was in the Top Ten of his National Company in production.

Graham has also developed and built some of the most innovative projects in North East Texas including office, retail, medical, residential, and multifamily and land developments. Graham's design/build firm was also the managing partner for numerous equity partnerships.

Graham is a past national director of the National Association of Home Builders, past State director of the Texas Association of Builders and past president of the East Texas Home Builder Association. He has also served his community in many ways including six years as a board member for the Court Appointed Special Advocates (CASA) and served for two years as President of the six County CASA being instrumental in bringing together the Sheriffs Department, Police Department and Child Protective Services Agency to create the first Child Advocacy Center in his area.

EDUCATION

Graham earned a Bachelor of Business Administration in Finance from the University of Texas in Austin. He is a licensed real estate broker in the State of Texas.

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