

LAND FOR SALE



PROPERTY OVERVIEW

This 8.18-acre development opportunity is located in Longview, Texas, at Reel Road and Toler Road. Available as two separate tracts or one combined site, the property offers flexibility for a variety of commercial or mixed-use projects. Convenient access to surrounding neighborhoods and major roads supports future growth and development potential.

Two properties:

Site A:

- 1320 Reel Rd.
- 3.51 Acres
- \$690,000 (\$4.51/SF)

Site B:

- Toler Rd.
- 4.67 Acres
- \$795,000 (\$3.91/SF)

Combined Price:

- 8.18 Acres
- \$1,340,000 (\$3.75/SF)



**1320 N REEL ROAD & TBD TOLER
ROAD, LONGVIEW, TX 75605**