



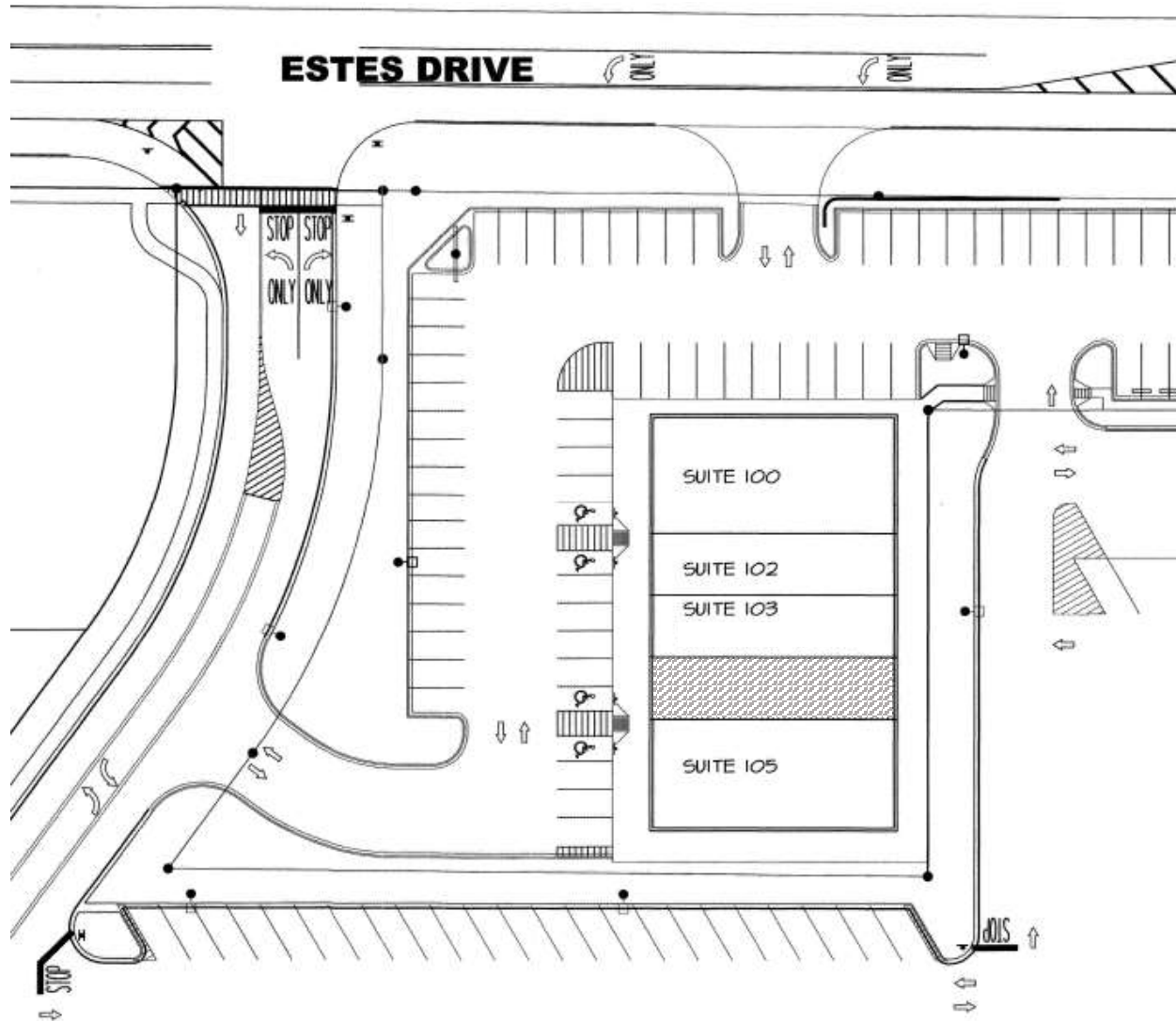
### Property Information

|                                 |  |
|---------------------------------|--|
| <b>Location:</b>                | 710 Estes Pkwy, Suite 104<br>Longview, Texas 75602<br>Located off of northbound Estes Drive in the<br>Wal-Mart Shopping Center on Estes Pkwy.  |
| <b>Building Square Footage:</b> | Approximately 1,600 SF   |
| <b>Asking Lease Price:</b>      | \$20.00/SF/YR + NNN  |
| <b>Zoning:</b>                  | Heavy Commercial   |
| <b>Amenities:</b>               | Glass storefront with multiple retail uses<br>including food service as a grease trap is<br>present. Former retail Cash Store with<br>mansard signage available and cross<br>parking/access with Wal-Mart. |

*For more information:*

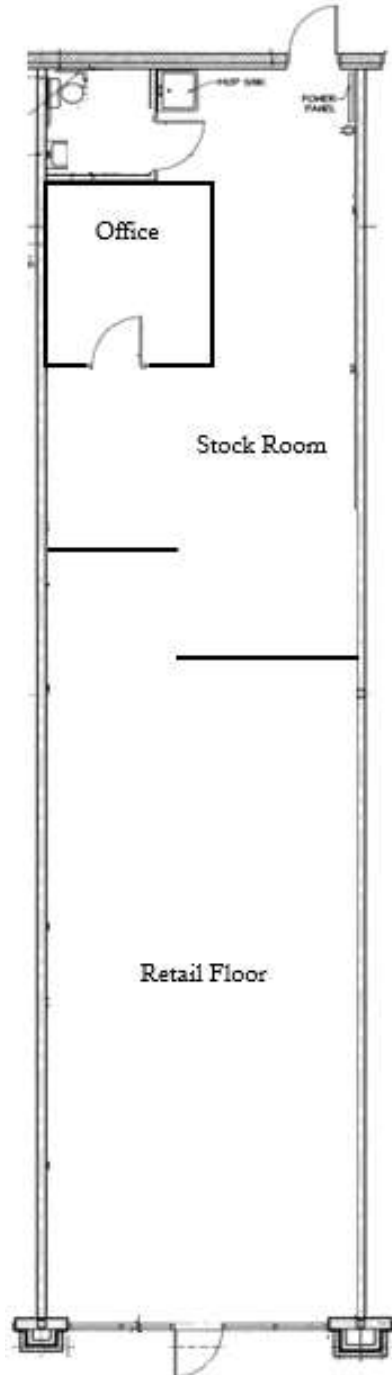
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# Site Plan



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

## Floor Plan

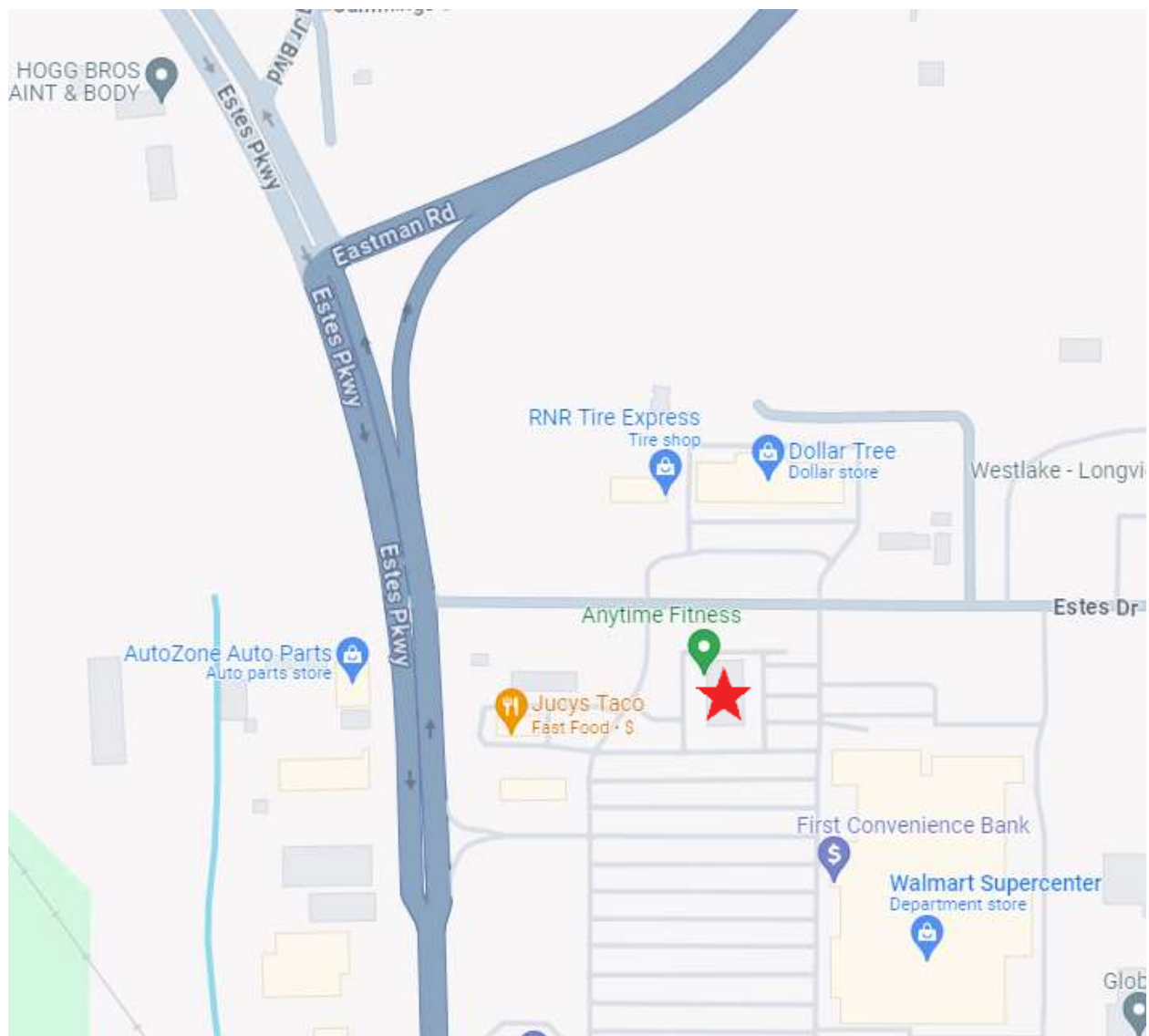






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# MAP



## Traffic Counts



## AERIAL

