



1405 W COTTON, LONGVIEW, TX 75604
FOURTEEN O FIVE



BILL GRAHAM
Managing Director
903.738.3886
bill.graham@sperrycga.com
TX #244353

GRAHAM GROUP
208 N GREEN STREET, STE
302
LONGVIEW, TX 75601
WWW.SPERRYCGA.COM



CONFIDENTIALITY & AGREEMENT



Graham Group operates a commercial real estate business and is an affiliate or franchisee ("Affiliate") of Graham Group Global Affiliates, LLC ("SperryCGA"). Graham Group is independently owned and operated. Graham Group and the owner ("Owner") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains brief, selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, but Graham Group and SperryCGA have not verified it and Owner, Graham Group and SperryCGA do not make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.

You should independently verify each item of information in this Memorandum and have the same reviewed by your tax or investment advisor and/or legal counsel. This Memorandum and any communications You may have with Graham Group, SperryCGA and/or Owner and their respective officers, brokers, agents or employees regarding this Memorandum or the Property does not in any way constitute any legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including without limitation the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

Graham Group, SperryCGA and Owner assume no responsibility for the accuracy or completeness of any information in this Memorandum. Graham Group and Owner expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall Graham Group, SperryCGA or Owner be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature, will be held in the strictest confidence and shall be returned to Graham Group upon request; (b) You shall not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of Graham Group or Owner; and (c) You understand and agree that Graham Group represents Owner and not You and (iv) this Memorandum and this information contained therein shall not be used by You in any way that is detrimental to Owner, Graham Group or SperryCGA. Neither Graham Group, SperryCGA nor Owner shall have any obligation to pay any commission, finder's fee, or any other compensation to any broker or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed confidentiality agreement from such persons and providing a copy of such agreement to Graham Group.

The Owner expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to Purchase or Lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice which may arise as a result of review of the Memorandum.

The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.



TABLE OF CONTENTS

PROPERTY INFORMATION

Executive Summary	5
Property Description	6
Complete Highlights	7
Additional Photos	8
Additional Photos	9

LOCATION INFORMATION

Additional Photos	11
Regional Map	12
Location Maps	13
Aerial Map	14

DEMOGRAPHICS

Demographics Report	16
Demographics Map	17

ADVISOR BIOS

Advisor Bio & Contact 1	19
-------------------------------	----



PROPERTY INFORMATION



FOURTEEN O FIVE

SperryCGA - Graham Group // 208 N GREEN STREET, STE 302, LONGVIEW, TX 75601 // SPERRYCGA.COM

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1405 W COTTON, LONGVIEW, TX 75604

PROPERTY INFORMATION // 4



PROPERTY INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$780,000
Lot Size:	4.31 Acres
Building Size:	29,173

Zoning:	Heavy Industrial
Market:	Longview
Price / SF:	\$26.74

PROPERTY OVERVIEW

Sperry Commercial Global Affiliates - Graham Group has been retained by the seller and is pleased to offer to qualified buyers a fee simple interest in this industrial flex property. This property is listed to sale however leases will be considered. Fourteen O Five was known for years as the "Indoor Soccer" facility. It has long since been redeveloped in to one of the nicer industrial buildings in Longview. It still has one small tenant that will stay or go if necessary in approximately 3,200 sf. The property has approximately 17,488 sf of warehouse space with 5 overhead door units. There is a total of approximately 11,685 sf of office space.

PROPERTY HIGHLIGHTS

- Located on major east west thoroughfare known for active light industrial
- Connects to major arteries that takes to directly to Interstate 20
- Next to active rail spur
- Just over \$26 per square foot
- Nice office/showroom space
- Large yard in back of property
- Just over a mile to the CBD

FOURTEEN O FIVE

SperryCGA - Graham Group // 208 N GREEN STREET, STE 302, LONGVIEW, TX 75601 // SPERRYCGA.COM

1405 W COTTON, LONGVIEW, TX 75604

EXECUTIVE SUMMARY // 5

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



PROPERTY INFORMATION

PROPERTY DESCRIPTION



PROPERTY OVERVIEW

Sperry Commercial Global Affiliates - Graham Group has been retained by the seller and is pleased to offer to qualified buyers a fee simple interest in this industrial flex property. This property is listed to sale however leases will be considered. Fourteen O Five was known for years as the "Indoor Soccer" facility. It has long since been redeveloped in to one of the nicer industrial buildings in Longview. It still has one small tenant that will stay or go if necessary in approximately 3,200 sf. The property has approximately 17,488 sf of warehouse space with 5 overhead door units. There is a total of approximately 8,965 sf of office space. Approximately 2,565 sf of the office space is upstairs and looks over the main warehouse space.

There is a large gravel yard in the back and a covered dock that stretches across the back of the building.

There are 3 grade level overhead doors in the front. One is 10X12 and two are 10X10. In the rear of the building on the dock there are two 10X12 overhead doors.

There is one partition wall in the main warehouse that divides approximately 2,400 square feet of the space on the west end. There is a large opening in the partition wall connecting the two spaces. There is also a large deck overlooking the east end of the main warehouse.

LOCATION OVERVIEW

Fourteen O Five is located in Longview, TX which is east of Dallas about 120 miles and is west of Shreveport, LA about 60 miles. This site is approximately 5 miles north of Interstate 20 and there are major arteries that connect this property directly to I-20.

Just about 1.5 miles east of the CBD, this property is on a well known and active light industrial east west artery call Cotton Street.

There is an active rail spur next to this property that still connect to the property across the street that was once the Stroh Brewery that made Schlitz Beer among other products.

FOURTEEN O FIVE

SperryCGA - Graham Group // 208 N GREEN STREET, STE 302, LONGVIEW, TX 75601 // SPERRYCGA.COM

1405 W COTTON, LONGVIEW, TX 75604

PROPERTY DESCRIPTION // 6

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



PROPERTY INFORMATION

COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- \$26.74 per square foot in good shape
- Great location 1.5 miles from CBD
- On major east/west artery
- Easy connection to Interstate 20
- Over 4 acres total
- Large gravel yard in back
- Next to active rail spur
- 11,685 sf of office space
- Two store front entrances
- 5 overhead doors
- Covered dock across back of building
- Second floor offices and large deck overlooks warehouse
- East Texas oil field with strong economy
- Close to stores and restaurants
- In stable light industrial market



FOURTEEN O FIVE

SperryCGA - Graham Group // 208 N GREEN STREET, STE 302, LONGVIEW, TX 75601 // SPERRYCGA.COM

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1405 W COTTON, LONGVIEW, TX 75604

COMPLETE HIGHLIGHTS // 7



PROPERTY INFORMATION

ADDITIONAL PHOTOS



FOURTEEN O FIVE

SperryCGA - Graham Group // 208 N GREEN STREET, STE 302, LONGVIEW, TX 75601 // SPERRYCGA.COM

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1405 W COTTON, LONGVIEW, TX 75604

ADDITIONAL PHOTOS // 8



PROPERTY INFORMATION

ADDITIONAL PHOTOS



FOURTEEN O FIVE

SperryCGA - Graham Group // 208 N GREEN STREET, STE 302, LONGVIEW, TX 75601 // SPERRYCGA.COM

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1405 W COTTON, LONGVIEW, TX 75604

ADDITIONAL PHOTOS // 9



LOCATION INFORMATION



FOURTEEN O FIVE

SperryCGA - Graham Group // 208 N GREEN STREET, STE 302, LONGVIEW, TX 75601 // SPERRYCGA.COM

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1405 W COTTON, LONGVIEW, TX 75604

LOCATION INFORMATION // 10



LOCATION INFORMATION

ADDITIONAL PHOTOS



FOURTEEN O FIVE

SperryCGA - Graham Group // 208 N GREEN STREET, STE 302, LONGVIEW, TX 75601 // SPERRYCGA.COM

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

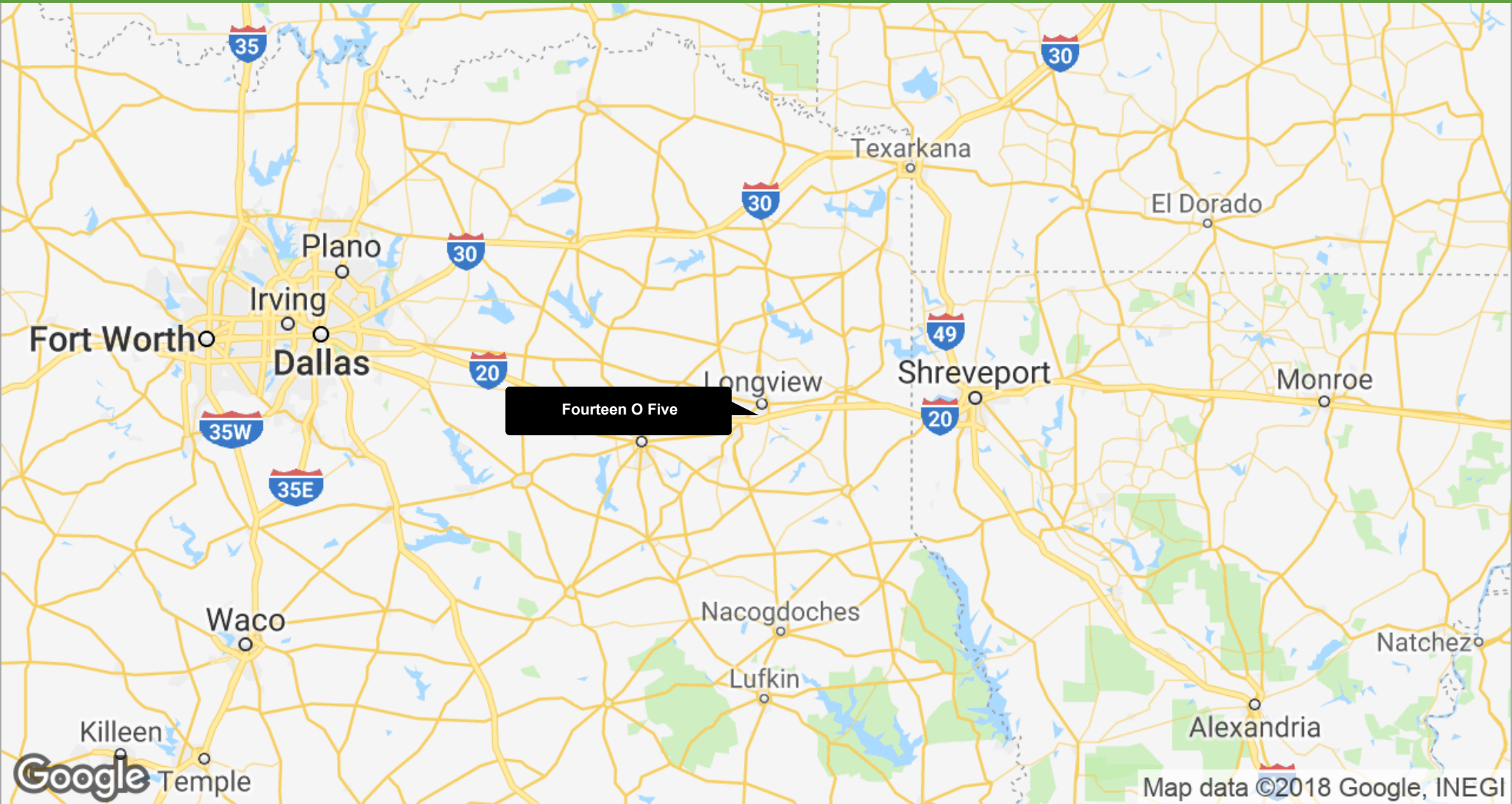
1405 W COTTON, LONGVIEW, TX 75604

ADDITIONAL PHOTOS // 11



LOCATION INFORMATION

REGIONAL MAP



FOURTEEN O FIVE

1405 W COTTON, LONGVIEW, TX 75604

SperryCGA - Graham Group // 208 N GREEN STREET, STE 302, LONGVIEW, TX 75601 // SPERRYCGA.COM

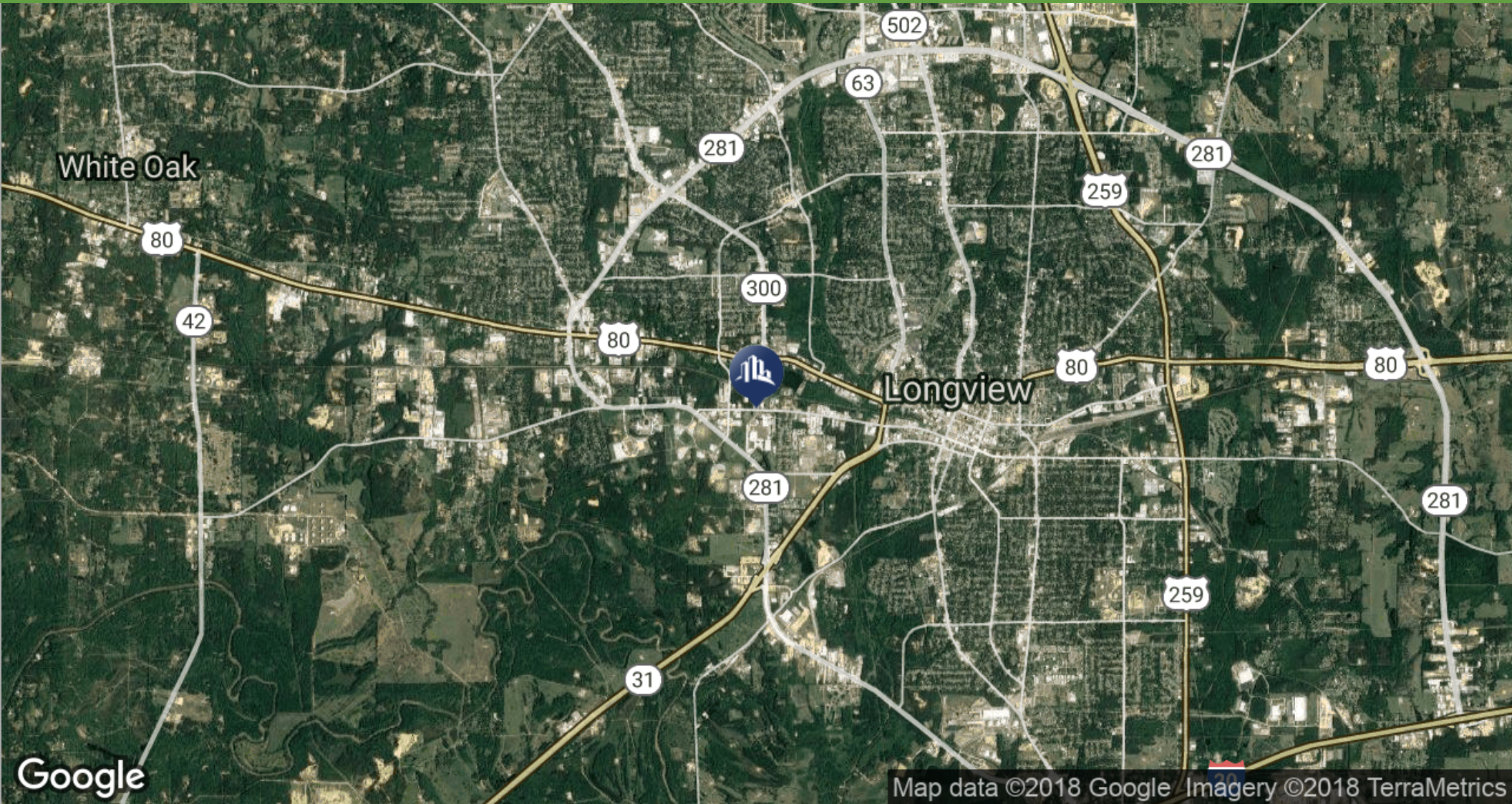
REGIONAL MAP // 12

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



LOCATION INFORMATION

LOCATION MAPS



FOURTEEN O FIVE

SperryCGA - Graham Group // 208 N GREEN STREET, STE 302, LONGVIEW, TX 75601 // SPERRYCGA.COM

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1405 W COTTON, LONGVIEW, TX 75604

LOCATION MAPS // 13



LOCATION INFORMATION

AERIAL MAP



FOURTEEN O FIVE

SperryCGA - Graham Group // 208 N GREEN STREET, STE 302, LONGVIEW, TX 75601 // SPERRYCGA.COM

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1405 W COTTON, LONGVIEW, TX 75604

AERIAL MAP // 14



DEMOGRAPHICS



FOURTEEN O FIVE

SperryCGA - Graham Group // 208 N GREEN STREET, STE 302, LONGVIEW, TX 75601 // SPERRYCGA.COM

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1405 W COTTON, LONGVIEW, TX 75604

DEMOGRAPHICS // 15



DEMOGRAPHICS

DEMOGRAPHICS REPORT



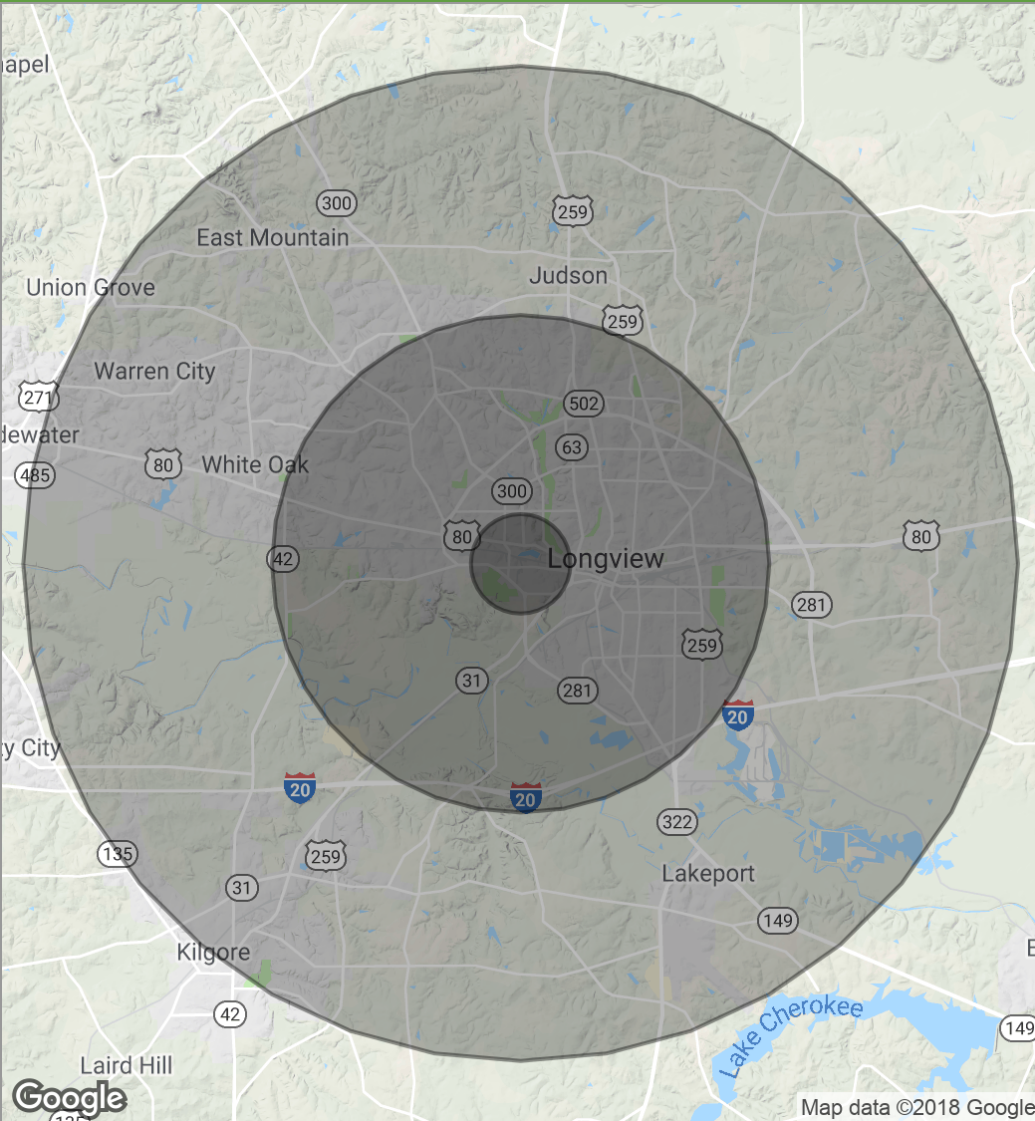
	1 MILE	5 MILES	10 MILES
Total population	3,085	87,297	135,752
Median age	35.5	35.4	36.0
Median age (Male)	34.5	34.0	34.7
Median age (Female)	36.1	36.9	37.7
Total households	1,293	32,933	51,125
Total persons per HH	2.4	2.7	2.7
Average HH income	\$50,359	\$57,681	\$59,366
Average house value	\$108,700	\$104,034	\$117,444

** Demographic data derived from 2010 US Census*



DEMOGRAPHICS

DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,085	87,297	135,752
Median age	35.5	35.4	36.0
Median age (Male)	34.5	34.0	34.7
Median age (Female)	36.1	36.9	37.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,293	32,933	51,125
# of persons per HH	2.4	2.7	2.7
Average HH income	\$50,359	\$57,681	\$59,366
Average house value	\$108,700	\$104,034	\$117,444

** Demographic data derived from 2010 US Census*

FOURTEEN O FIVE

SperryCGA - Graham Group // 208 N GREEN STREET, STE 302, LONGVIEW, TX 75601 // SPERRYCGA.COM

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1405 W COTTON, LONGVIEW, TX 75604

DEMOGRAPHICS MAP // 17



ADVISOR BIOS



FOURTEEN O FIVE

1405 W COTTON, LONGVIEW, TX 75604

SperryCGA - Graham Group // 208 N GREEN STREET, STE 302, LONGVIEW, TX 75601 // SPERRYCGA.COM

ADVISOR BIOS // 18

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



ADVISOR BIOS

ADVISOR BIO & CONTACT 1

BILL GRAHAM

Managing Director

208 N Green Street, Ste 302
Longview, TX 75601
T 903.738.3886
C 903.738.3886
bill.graham@sperrycga.com
TX #244353

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.

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 Teas 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.

MEMBERSHIPS & AFFILIATIONS

Graham is a member of the National Association of Realtors and North Texas Commercial Association of Realtors

