

For Sale or Lease

2705 E. Marshall Ave.

Longview, TX 75601

1100 Judson Rd., Suite 400

Longview, TX 75601

Office 903-297-1444

Fax 903-297-1331



**COLDWELL BANKER
COMMERCIAL**
LENHART
PROPERTIES INC.



Property Details:

♦ **16,008 Total Sqft. Office/Warehouse**

♦ **6,350 Covered Storage**

♦ **Yard area—4.02 Acres**

♦ **Office— 2,641 Sqft.**

Tile floors

LED lighting

Fire sprinklered throughout office

♦ **Warehouse— 13,367 Sqft.**

20' eave height

2- 12'x14' grade level doors

LED lighting

10 ton bridge crane

3 suspended gas heaters

♦ **Yard area**

2,000 sqft material shed

900 sqft. wash bay with 18' clear height

3,450 sqft. open front shed (30'x115'x16')

77,835 sqft. of concrete paving

1,670 LF of 6 foot chain link fencing with 3 strand barbed wire

2 manually rolling gates

**** Notes**** It is Zoned C-2, Commercial District. Renovated in 2018. Property is located along the north line of E. Marshall Avenue (Hwy 80) just west of Loop 281 and just east of the Gregg County line inside the City of Longview.

UTILITIES:

Electric: AEP Swepeco

Sewer/Water: City of Longview

**2705 E Marshall Ave.
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FOR SALE OR LEASE

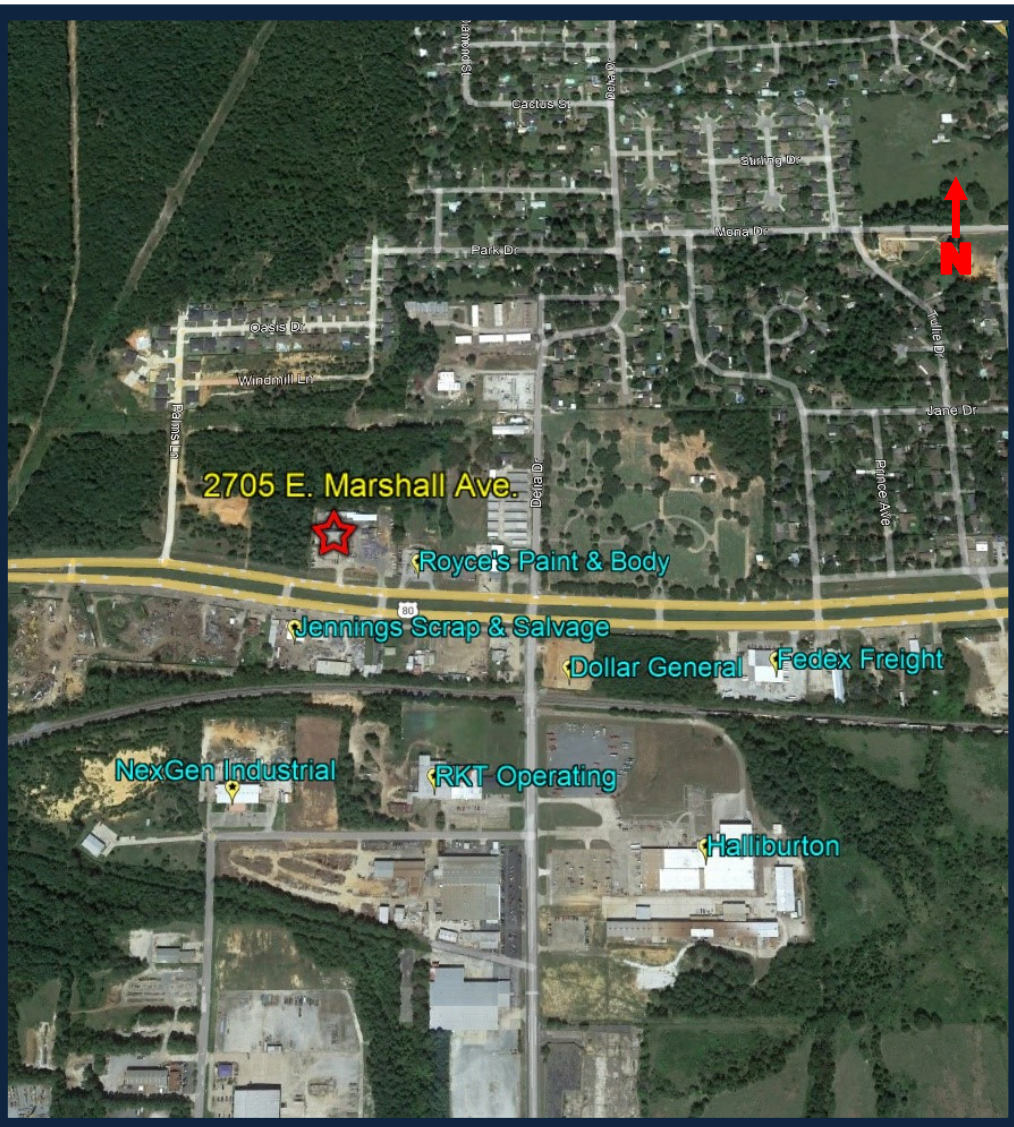
Contact Information:



Frank H. Chaney
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903-297-1444 Office
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Although this information has been acquired with customary care from sources deemed to be reliable, Broker makes no guarantees with regard to prices, interim sales, withdrawal from market as well as other events over which Broker has no influence or control. Furthermore, no guarantees are given with regard to the value of this investment proposal, and the Broker recommends the potential buyer consult with advisors for the business, tax and legal aspects before making a final decision.

Photos



Additional Covered Storage

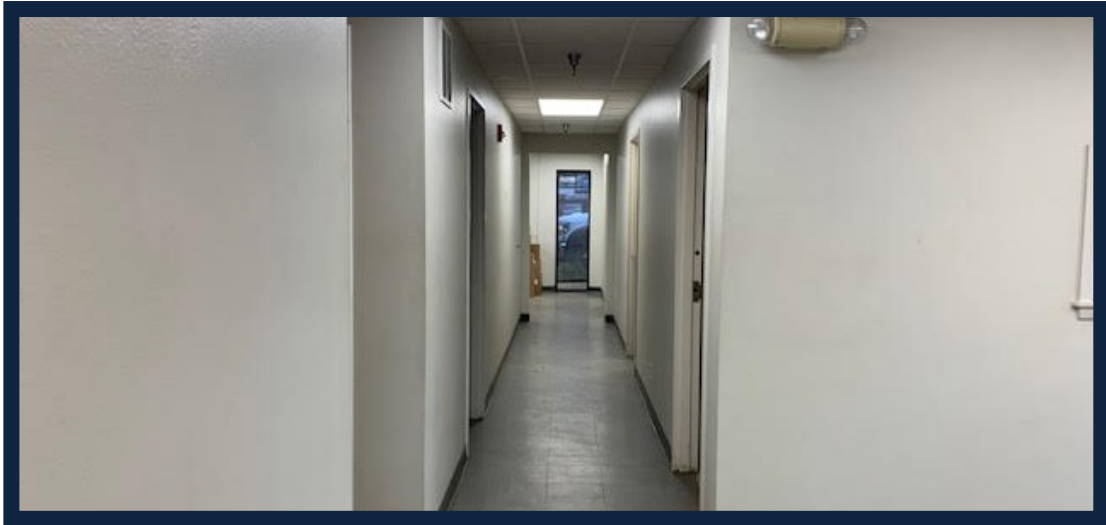


Additional Outside Storage Covered



Washbay 25'x30'

Photos



Access to Multiple Offices



Front Entry with Reception Window



Managers Office

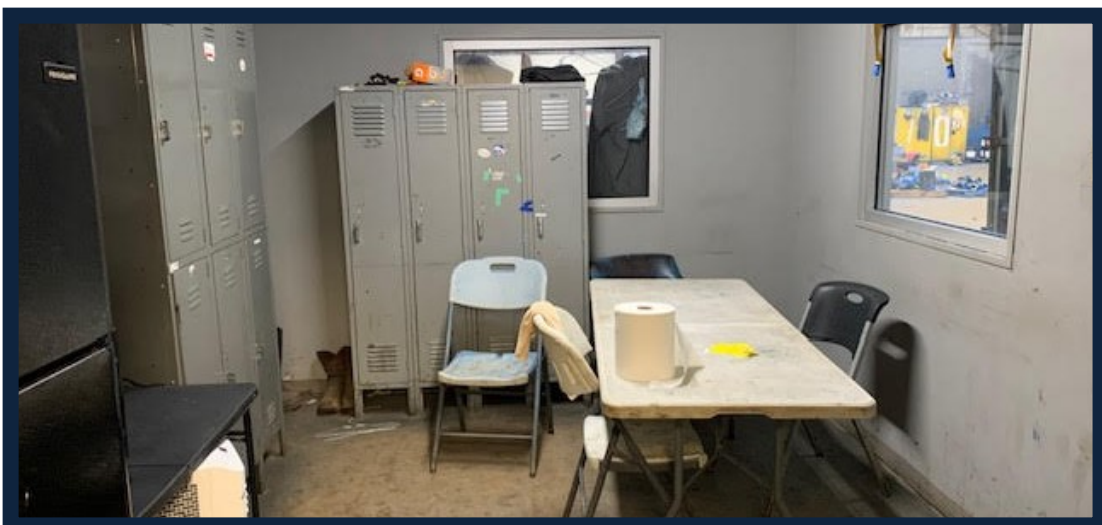
Photos



Typical Office

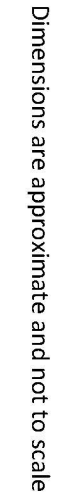


Small Break Area

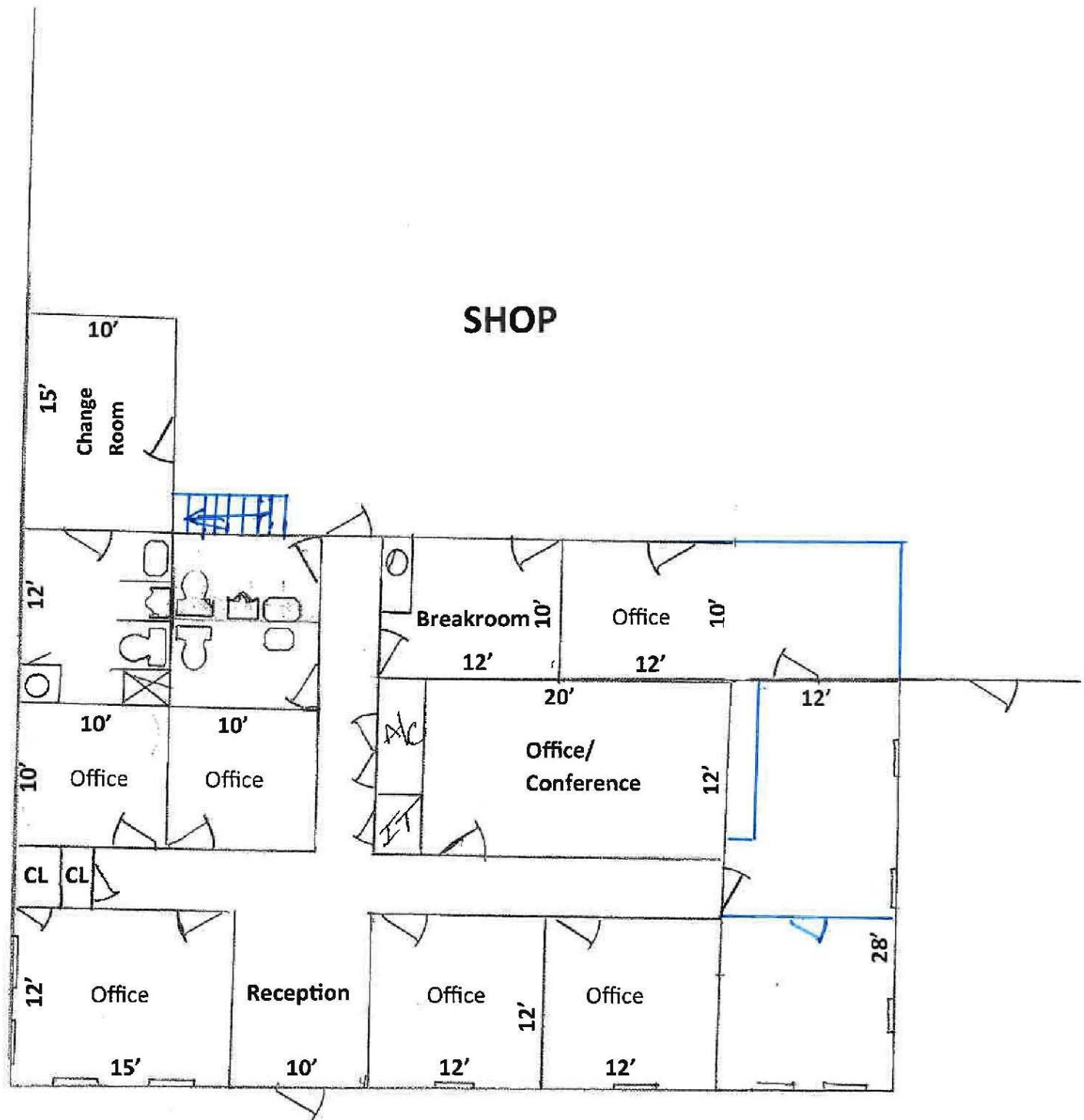


Change Room

Floor Plan



2705 E. Marshall Avenue Office Floor Plan



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2705 E. Marshall Avenue Survey



SCALE 1"=60'

Anwar Khalifa
Called 168.567 Acres
Vol. 3351, Page 329, OPR

Fnd. 1/2" Iron Rod
in Concrete at 10"
Wood End of Fence
Post in Creek

Fnd. 3/8" Iron Rod

N87°31'02"E

429.97'

N02°16'38"W

376.03'

S02°36'43"E

427.80'

Royce's Paint & Body Shop, Inc.
Called 4.34 Acres
Vol. 2171, Page 267, OPR

POINT OF BEGINNING
Fnd. Nail inside a
1" Iron Pipe

SHED WASH SHED

CONCRETE

ALEXANDER JORDAN SURVEY, A-360

SURVEYED
4.02 ACRES

MAIN
BLDG.

GATE

CONCRETE

CONCRETE

GATE

CURVE DATA
r=3997.38'
a=435.59'
cd=435.38'
cb=N85°39'13"W
d=514.37'

E. MARSHALL AVE. (U.S. HWY 80)
(WEST BOUND LANES)

SCHEDULE "B" NOTES

- 10d) Right of Way to the City of Longview (Vol. 996, Page 409, DR)
Does not effect this property.
- 10e) Right of Way to the City of Longview (Vol. 996, Page 393, DR)
Does not effect this property.

NOTE: THIS PROPERTY IS NOT IN A FLOOD ZONE ACCORDING
TO THE F.E.M.A. F.I.R.M. COMMUNITY- MAP NO. 48203C0285F.
EFFECTIVE DATE: SEPTEMBER 3, 2014

NOTE: ALL BEARINGS BASED ON THE CITY OF LONGVIEW
MONUMENT SYSTEM (CSM 1313).

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11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Coldwell Banker Commercial Lenhart	425302	jlenhart@redsix.net	(903)297-1444
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Frank H. Chaney	342931	frank.chaney@frankchaney.com	(903)240-3366
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR-2501

Coldwell Banker Comm Lenhart, 1100 Judson Rd., Ste. 409 Longview TX 75601

Frank Chaney

Information available at www.trec.texas.gov

IABS 1-0 Date

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IABS Form

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com