

- **14,904 Sq. Ft.
Available for Lease
with 80 parking
spaces**
- **\$7.50 per SF+NNN
Annual Cost**
- **Across the street
from Walmart
Supercenter**
- **Located near a Major
Traffic Corridor**
- **Near Established
Residential**



Offered Exclusively by:
Beer Wells Real Estate Services-
East Texas, Inc.
P. O. Box 3449
Longview, Texas 75606
www.beerwellseasttexas.com

For more information:

Walter R. Northcutt

(903) 753-2191

wnorthcutt@beerwellseasttexas.com

PROPERTY INFORMATION

Location:	2303 S Jefferson Ave. Mt Pleasant, Texas 75455
General Access:	S Jefferson Ave. Patrick Street
Gross Leasable Area:	Approximately 14,904 SF
Area Tenants:	Walmart Staples Home Depot Burkes Outlet
Amenities:	High visibility, easy access, excellent signage, lighting, paved parking
Zoning:	Commercial

TRAFFIC COUNT



AERIAL

