

FOR LEASE

Freestanding Building

212 E Marshall Ave | Longview, TX 75601



± 6,895 SF

BUILDING AVAILABLE

\$10.00 PSF + NNN

ANNUAL COST

± 24,403 SF

LAND SIZE

DESCRIPTION

- Freestanding property available for lease
- Zoned heavy commercial
- Highly visible with easy access from Marshall Ave
- Excellent signage and lighting, as well as paved parking

NEARBY RETAILERS



TRAFFIC COUNTS

E. Marshall Ave. 24,504 VPD

N Green St. 4,981 VPD

Year: 2019 | Source: TXDOT

CONTACT

Mark Reeder

214.560.3251 | mark.reeder@srsre.com

Jack Dawson

214.560.3269 | jack.dawson@srsre.com

© SRS Real Estate Partners | 8144 Walnut Hill Ln, Suite 1200 | Dallas, TX 75231 | 214.560.3200

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

DEMOGRAPHICS

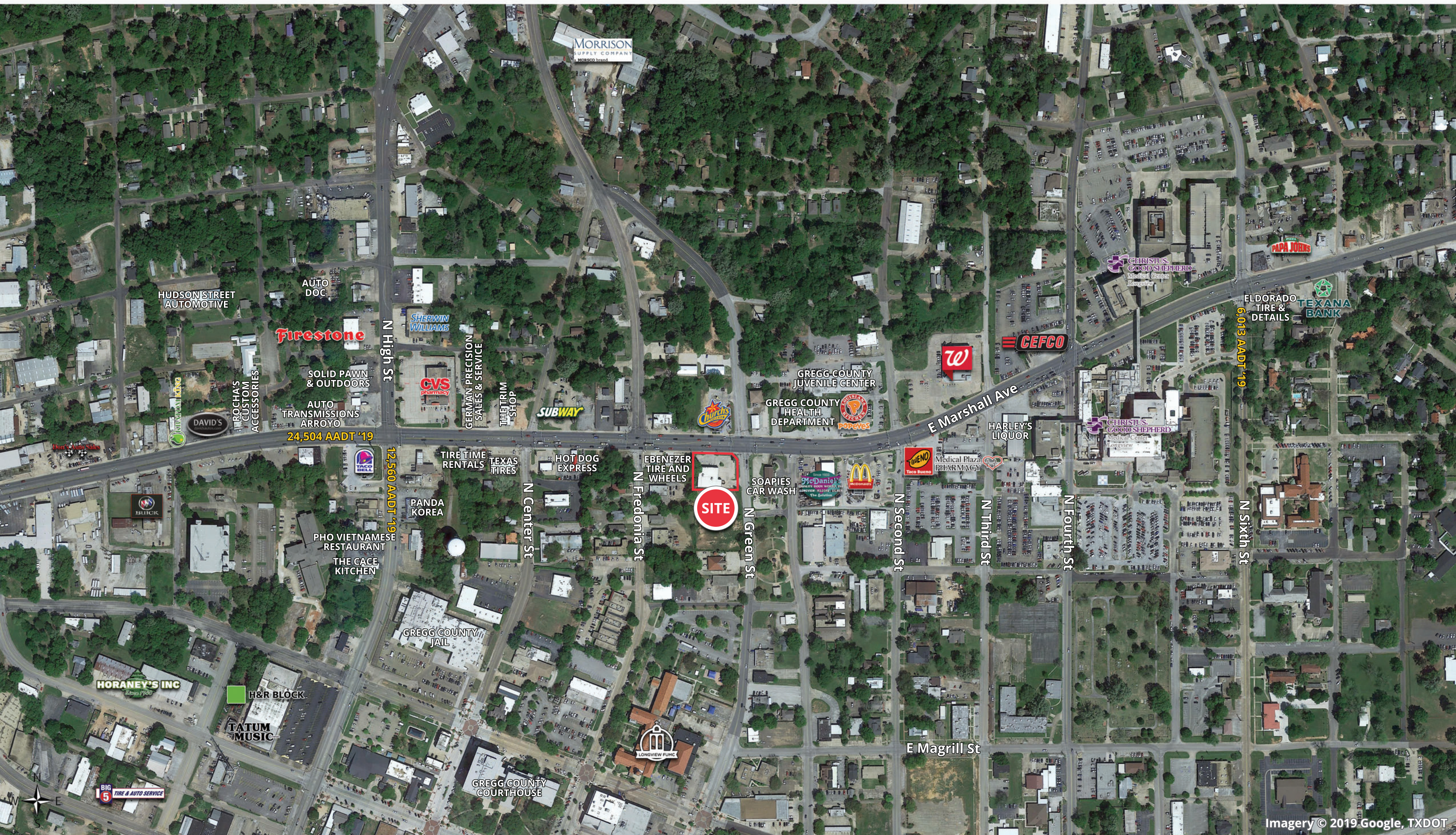
	3 Miles	5 Miles	10 Miles
2020 Population	46,918	80,486	126,743
Median Household Income	\$42,811	\$48,727	\$53,710
Daytime Population	57,270	94,394	138,450

Year: 2020 | Source: Esri

SRSRE.COM

Overview

Longview, TX



Imagery © 2019 Google, TXDOT

E Marshall Ave. & Green St.

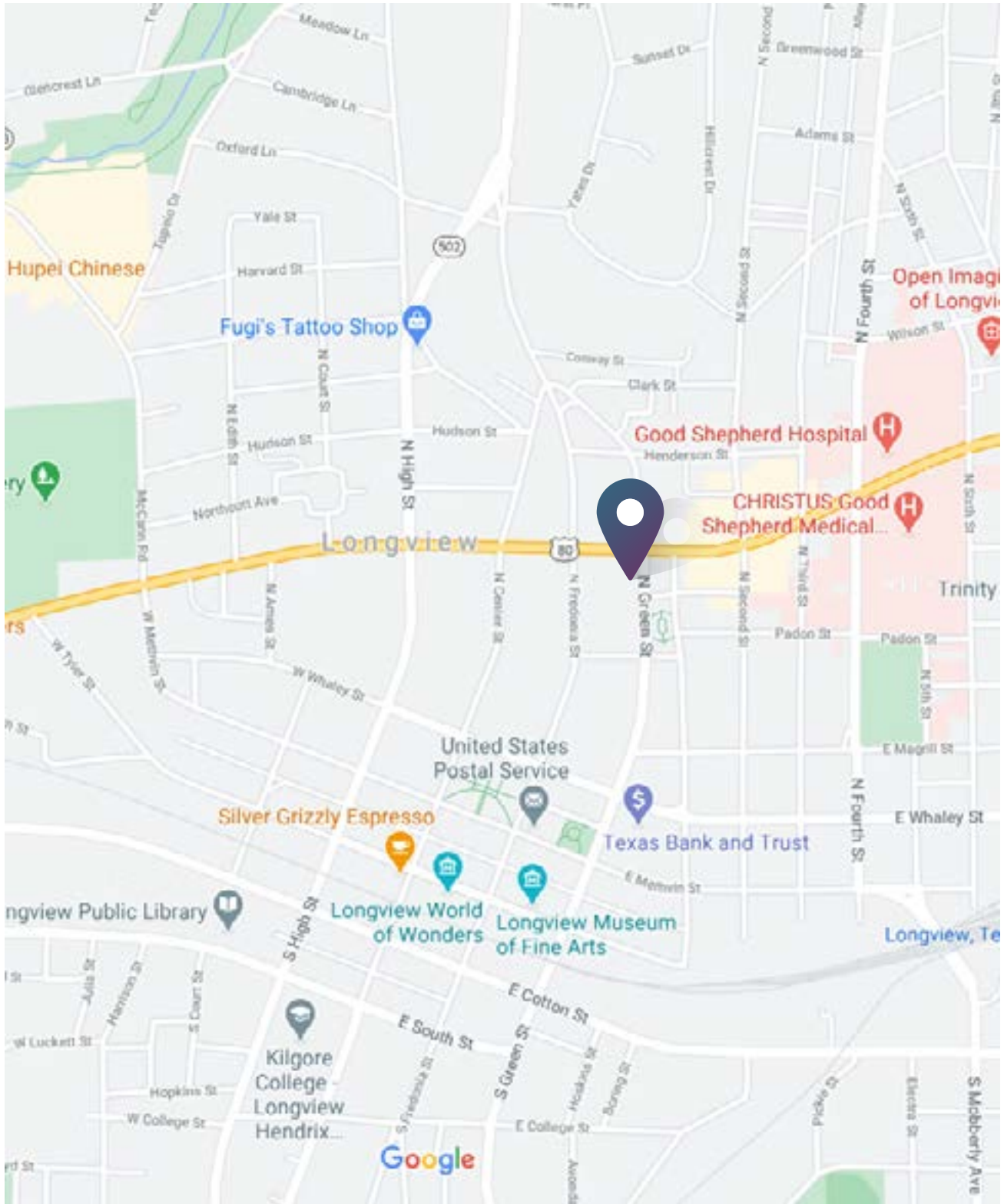
Longview, TX



Imagery © 2019 Google, TXDOT

Freestanding Building

212 E Marshall Ave | Longview, TX 75601



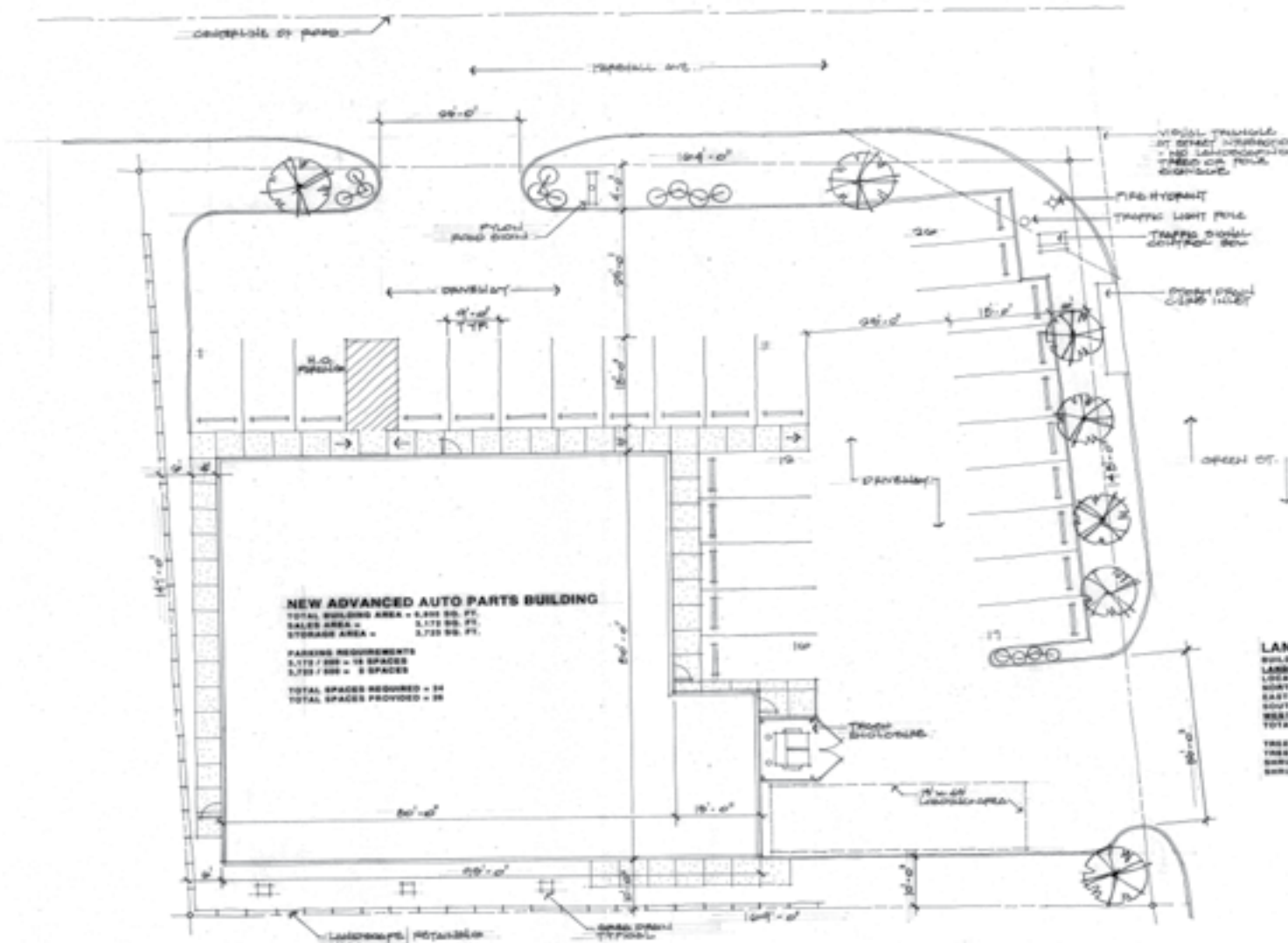
Photos

212 E Marshall Ave | Longview, TX 75601



Freestanding Building

212 E Marshall Ave | Longview, TX 75601



NEW ADVANCED AUTO PARTS BUILDING
 TOTAL BUILDING AREA = 6,400 SQ. FT.
 SALES AREA = 3,170 SQ. FT.
 STORAGE AREA = 3,230 SQ. FT.
 PARKING REQUIREMENTS
 3,170 / 800 = 4 SPACES
 3,230 / 800 = 4 SPACES
 TOTAL SPACES REQUIRED = 8
 TOTAL SPACES PROVIDED = 28

LANDSCAPE REQUIREMENTS

BUILDING SITE TOTAL AREA = 24,400 SQ. FT.
 LANDSCAPE AREA

LOCATION	REQUIRED	PROVIDED
NORTH SIDE	700	1,000
EAST SIDE	700	1,000
SOUTH SIDE	600	700
WEST SIDE	600	600
TOTAL	2,600	3,300

TREES REQUIRED 24,400 / 3,400 = 7 TREES
 TREES PROVIDED - 7
 SHRUBS REQUIRED 24,400 / 3,400 = 7 X 2 EQUALS 14 SHRUBS
 SHRUBS PROVIDED - 14



CVS ARCHITECTS
 301 BELLASIO DR.
 LAKEWAY, TEXAS
 75734
 PH: 936-255-2552
 Email: cvsanburkle@gmail.com

PROPOSED SITE PLAN - OPTION "D"
 NORTH JUNE 15, 2012 SCALE 1" = 10'-0"

Demographics

212 E Marshall Ave | Longview, TX 75601



	3 miles	5 miles	10 miles
Population			
2000 Population	42,532	71,213	108,465
2010 Population	45,626	76,957	119,873
2020 Population	46,918	80,486	126,743
2025 Population	47,624	81,937	129,423
2000-2010 Annual Rate	0.70%	0.78%	1.01%
2010-2020 Annual Rate	0.27%	0.44%	0.55%
2020-2025 Annual Rate	0.30%	0.36%	0.42%
2020 Male Population	49.1%	48.8%	49.1%
2020 Female Population	50.9%	51.2%	50.9%
2020 Median Age	36.4	36.8	37.4
Households			
2000 Households	16,640	27,775	41,541
2010 Households	17,292	29,522	45,230
2020 Total Households	17,778	30,943	47,696
2025 Total Households	18,043	31,498	48,632
2000-2010 Annual Rate	0.39%	0.61%	0.85%
2010-2020 Annual Rate	0.27%	0.46%	0.52%
2020-2025 Annual Rate	0.30%	0.36%	0.39%
2020 Average Household Size	2.47	2.49	2.58
Housing Units			
2020 Total Housing Units	19,576	33,903	52,099
2020 Owner Occupied Housing Units	8,491	15,740	27,529
2020 Renter Occupied Housing Units	9,287	15,203	20,167
2020 Vacant Housing Units	1,798	2,960	4,403
Race and Ethnicity			
2020 White Alone	53.0%	60.1%	66.5%
2020 Black Alone	29.5%	23.3%	19.0%
2020 American Indian/Alaska Native Alone	0.6%	0.6%	0.6%
2020 Asian Alone	1.6%	1.6%	1.3%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Hispanic Origin (Any Race)	23.7%	21.4%	18.1%
Income			
2020 Median Household Income	\$42,811	\$48,727	\$53,710
2020 Average Household Income	\$65,058	\$70,300	\$75,730
2020 Per Capita Income	\$24,887	\$27,177	\$28,580
2019 Population 25+ by Educational Attainment			
Total	31,151	53,746	85,281
High School Graduate	23.2%	23.3%	23.7%
GED/Alternative Credential	4.9%	5.2%	5.5%
Some College, No Degree	25.7%	26.3%	26.1%
Associate Degree	6.8%	7.9%	8.3%
Bachelor's Degree	13.9%	14.8%	15.6%
Graduate/Professional Degree	7.6%	7.2%	7.5%
Daytime Population			
2020 Total Daytime Population	57,270	94,394	138,450
Workers	30,099	48,609	67,536
Residents	27,171	45,785	70,914



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



Texas law requires all real estate license holders 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.

SRS Real Estate Partners	600324	mark.reeder@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark B. Reeder	318755	mark.reeder@srsre.com	214.560.3251
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Mark B. Reeder	318755	mark.reeder@srsre.com	214.560.3251
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials Tenant Initials Seller Initials Landlord Initials Date