

FOR SALE – GROUND LEASE – BUILD TO SUIT UP TO +/- 18 ACRES OF COMMERCIAL LAND AND PAD SITES **SEC OF HARRISON RD & LOOP 281** **LONGVIEW, TX**

JBK RE & BROKERAGE, LLC

John King: 903-452-0386

johnking903@yahoo.com

Adam Mack: 903-806-1000

atmack1@gmail.com

Cody Sage: 903-736-1633

jcodysage@gmail.com

- +/- 18 Acres of Top Tier Commercial Lots (Divisible)
- Hard Corner 5.7 +/- Acre property located at The SEC of Loop 281 & Harrison Rd
- Located at 2 Fully Signalized Intersections
- 3 Hard Corners at the entrance into Pine Tree Elementary School
- New Crop of Students and Traffic into the school and area annually.
- Pro Star Rentals and Southern Tire Mart currently under construction with new facilities adjacent to Subject property.
- Property Divisible for Sale – GL- or BTS

Exceptional Commercial Pad Opportunity all Divisible

5.71 Acre Site - 5.2 Acre Site - 6.02 Acre Site - 1.07 Acre Site

West Loop 281: 17,974 - VPD & Harrison Road: 12,710 - VPD



FOR SALE – GROUND LEASE – BUILD TO SUIT
UP TO +/-18 ACRES OF COMMERCIAL LAND AND PAD SITES
SEC OF HARRISON RD & LOOP 281
LONGVIEW, TX





Windsor Dr

Harris Creek

281

281

281

281

Stewart St

Donald Dr

Wallow St

Google Earth

Cherokee St

E Harrison Rd

W Loop 281

Memphis St

Memphis St

Seward Dr

Reonia Cir

W Cotton St

Pecos St

Site D

Site B

Site C

Site A

N

1000 ft





Site A GREGGTON

New fully signalized intersection

281

Pine Tree Elementary

Site B

New Southern Tire Mart

Site C

Site D

New Pro Star Rentals

Leer Park

281

7-11 & Whataburger

281

Pecan St

Roena Cir

Maimon Dr

Memphis St

S Ward Dr







Information About Brokerage Services

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



11-2-2015

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.

JBK RE & BROKERAGE, LLC		539631	john@jbkenterprises.com	9037532350
Licensed Broker /Broker Firm Name or Primary Assumed Business Name		License No.	Email	Phone
John King		9002032	johnking903@yahoo.com	9034520386
Designated Broker of Firm		License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate		License No.	Email	Phone
John Cody Sage		701428	cody@jbkenterprises.com	9037361633
Sales Agent/Associate's Name		License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0