

FOR SALE: 56.28 DEVELOPABLE ACRES W I-20 FRONTAGE SW QUADRANT I-20 & ESTES PKWY LONGVIEW, TX

JBK RE & BROKERAGE, LLC

John King: 903-452-0386

johnking903@yahoo.com

Adam Mack: 903-806-1000

atmack1@@gmail.com

- **For Sale**
- +/-56.28 acres.
- SW Quadrant of I-20 & Estes Pkwy
- VPD: I-20 – 38,481 & Estes Pkwy – 18,311
- **Huge Daytime Population**
- 1,100' ft I-20 Frontage
- Great I-20 Frontage Pad Visibility *Divisible*
- Great Development for Retail, Entertainment & Industrial Uses.
- Surrounding Employers: Komatsu, LeTourneau University, Air Liquide, Holt Cat, Tractor Supply, Hatco, Micro Metal, Eastman Chemical, Westlake, AON, Smurfit, LeBus Mfg, Sysco Dist, Wal Mart

For Sale: 56.28 acres. Located at the SW Quadrant of Interstate 20 & Estes Pkwy. Completely Surrounded by Major Industry and Mfg. Huge Daytime Pop, Divisible. I-20 Frontage Pads & Frontage Rd Access

Asking Price \$1,750,000.00



FOR SALE: 56.28 DEVELOPABLE ACRES W I-20 FRONTAGE SW QUADRANT I-20 & ESTES PKWY LONGVIEW, TX



Population

| | 2 mile | 3 mile | 5 mile |
|---------------------------|--------|--------|--------|
| 2010 Population | 6,764 | 17,389 | 34,692 |
| 2022 Population | 6,908 | 17,723 | 35,177 |
| 2010-2022 Annual Growth | 0.2% | 0.2% | 0.1% |
| 2022 - 2027 Annual Growth | 0.5% | 0.4% | 0.4% |



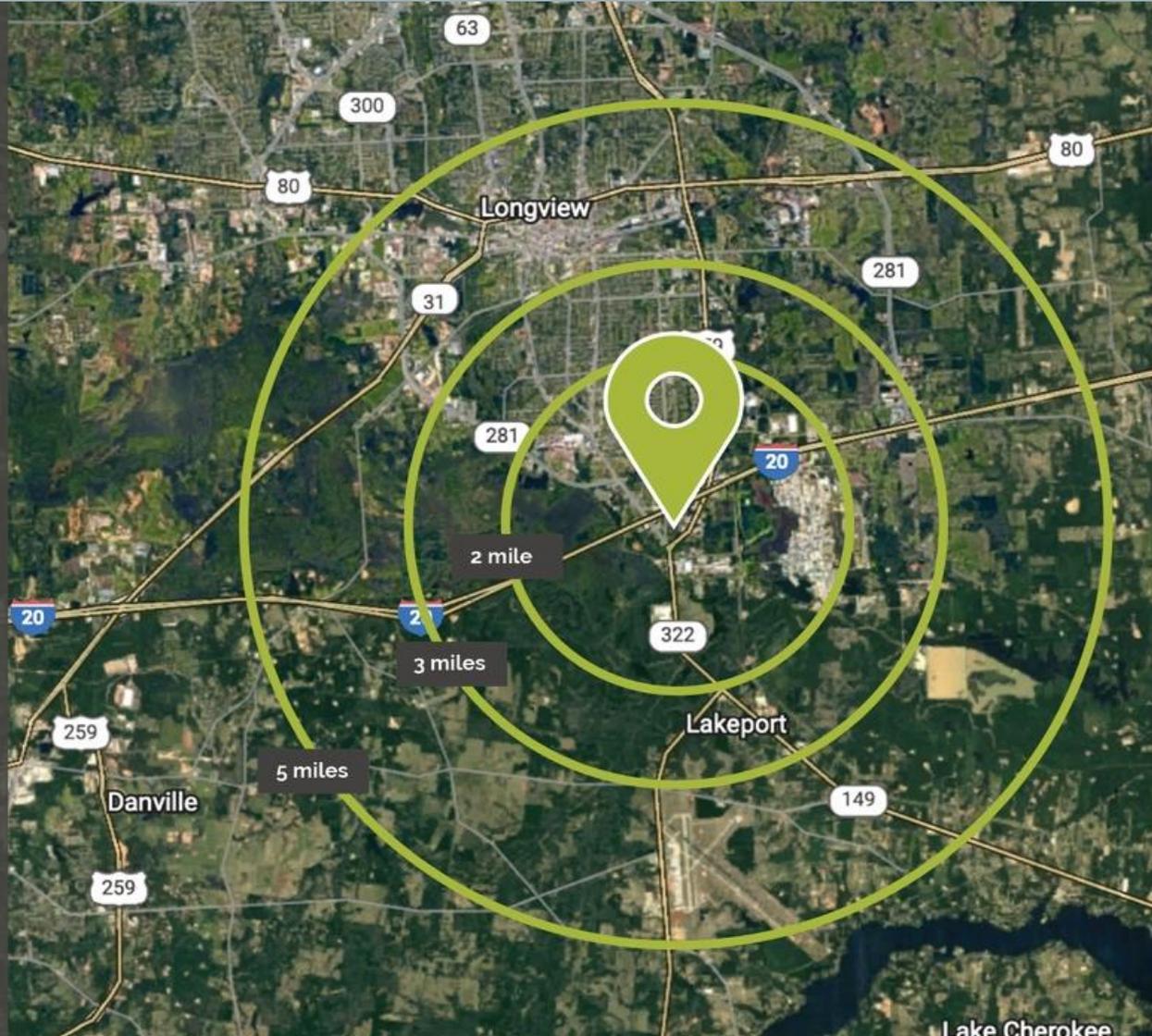
Households

| | 2 mile | 3 mile | 5 mile |
|---------------------------|--------|--------|--------|
| 2010 Total Households | 2,019 | 5,533 | 11,850 |
| 2022 Total Households | 2,095 | 5,680 | 12,055 |
| 2010-2022 Annual Growth | 0.4% | 0.3% | 0.4% |
| 2022 - 2027 Annual Growth | 0.5% | 0.5% | 0.4% |



Household Income

| | 2 mile | 3 mile | 5 mile |
|--------------------------|----------|----------|----------|
| Median Household Income | \$34,397 | \$38,669 | \$41,134 |
| Average Household Income | \$50,385 | \$54,255 | \$59,235 |





KOMATSU
+ 600 EMPLOYEES

LETU LE TOURNEAU UNIVERSITY
+ 3000 STUDENTS + 350 FACULTY

TSC TRACTOR SUPPLY CO
DISTRIBUTION CENTER

Americas Best Value Inn

EXXON

Knights Inn

Waffle House

20

DAYS INN

MARIE'S

TACO BELL

Proposed Amphitheater

La Quinta Inn

Red Roof Inn

CENTERSTONE
SM | HOTELS | PLAZA | RESORT

MICROTEL BY WYNDHAM

W

Denny's

U-HAUL

TEXAS BEST SMOKHOUSE

20

BURGER KING

Holiday Inn Express & Suites

Old Country Store

EASTMAN
+ 1500 EMPLOYEES

SITE

259

McDonald's
New prototype location

Walmart Supercenter

Domino's

ANYTIME FITNESS

Westlake Chemical
+ 200 EMPLOYEES

AutoZone

322



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 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