

OFFICE/WAREHOUSE AVAILABLE

3725 E LOOP DRIVE, LONGVIEW TX 75602

SALE PRICE: \$575,000

LEASE PRICE: \$4,950 MO/NNN

LANDBRIDGE
COMMERCIAL PROPERTIES

Brokerage | Leasing | Management | Development

BRIAN BURKS, SIOR, CCIM

PRINCIPAL BROKER

CELL: 903-352-3000

BRIAN@LANDBRIDGECOMMERCIAL.COM

WWW.LANDBRIDGECOMMERCIAL.COM

PROPERTY INFORMATION



Square Footage:

* Approx. 6,675 SF Total

Acres:

* Approx. 0.595

Yard:

* Concrete/Secured Fenced

Overhead Doors:

* 2 Grade Level

Zoning:

* None in Harrison County

Year Built:

* 1982

Clear Height:

*18'

Roof:

* Polyurethane in 2021

Property Taxes:

* 2024 Harrison County \$879.12

* 2024 Pine Tree ISD \$6,393.16



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SCHEDULE B-II ITEMS

THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

RIGHT OF WAY FROM MESA BUILDERS, INC. TO SOUTHWESTERN ELECTRIC POWER COMPANY, DATED JANUARY 5, 1982, RECORDED IN VOLUME 984, PAGE 65, DEED RECORDS, HARRISON COUNTY, TEXAS.

UNABLE TO PLOT, POLE NUMBER 06605 AND 06606 ARE UNKNOWN AT THE TIME OF ALTA SURVEY.

RIGHT OF WAY FROM MARK JOHNSON AND MESA BUILDERS, INC. TO SOUTHWESTERN ELECTRIC POWER COMPANY, DATED FEBRUARY 1, 1983, RECORDED IN VOLUME 998, PAGE 349, DEED RECORDS, HARRISON COUNTY, TEXAS.

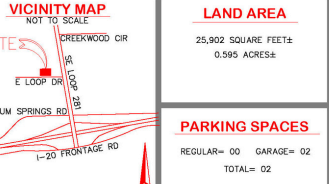
(AFFECTS, PLOTTED AS SHOWN)

RIGHT OF WAY FROM MDT INVESTMENTS TO SOUTHWESTERN ELECTRIC POWER COMPANY, DATED OCTOBER 11, 1984, RECORDED IN VOLUME 1018, PAGE 802, DEED RECORDS, HARRISON COUNTY, TEXAS.

(AFFECTS, PLOTTED AS SHOWN)

SURVEY

SITE PICTURE



ZONING DATA

PLANNING ITEM	REQUIRED	PARKING REQUIREMENTS
DISTRICT	NOT APPLICABLE	NOT APPLICABLE
D USE	INDUSTRIAL	
LOT AREA (SQ.FT.)	NOT APPLICABLE	
DING COVERAGE	NOT APPLICABLE	
DING HEIGHT	NOT APPLICABLE	
G SETBACKS	NOT APPLICABLE	CONTACT: GRS GROUP
	NOT APPLICABLE	PHONE: 1 213 908 2173
	NOT APPLICABLE	WEBSITE: WWW.GRS-GLOBAL.COM
		REPORT DATE: FEBRUARY 14, 2022
		PROJECT SITE #: 21-54646.123

FLOOD NOTE

NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD E-STATE MAP NUMBER 480204003F, WHICH BEARS AN EFFECTIVE DATE OF 12/14/2022. THE PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEY WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO OBTAIN A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

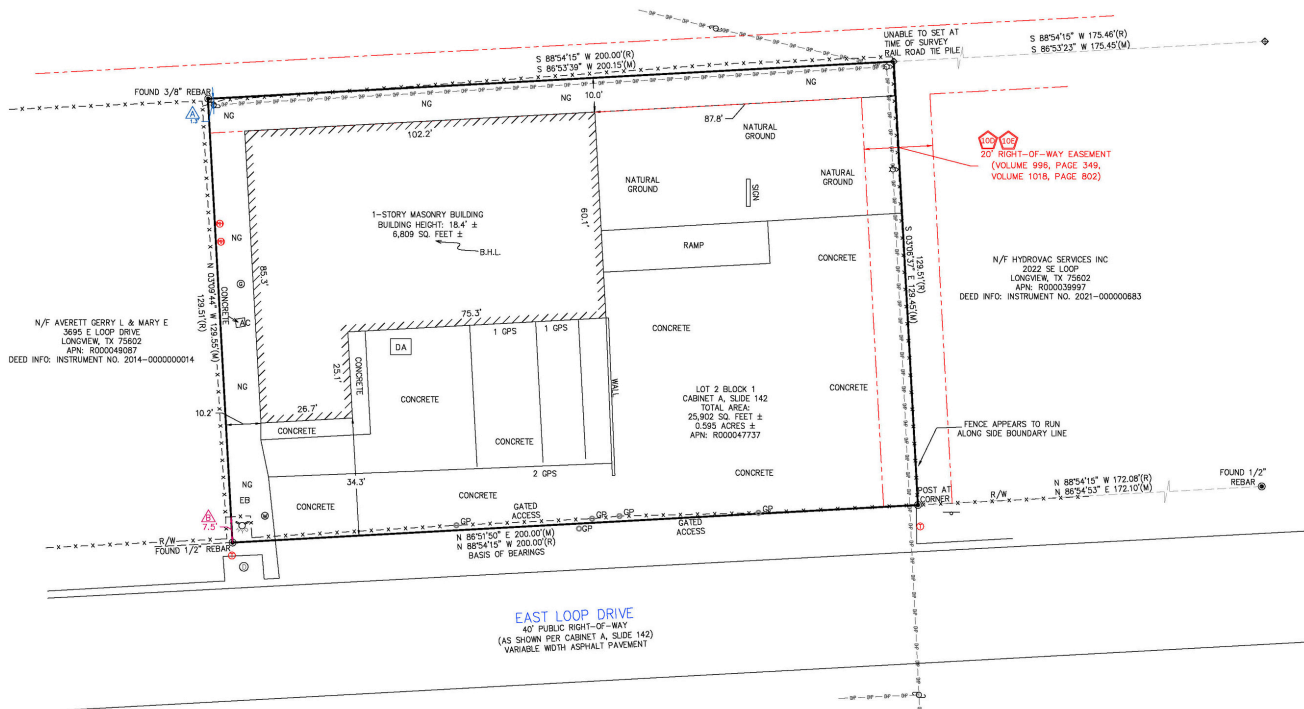
SIGNIFICANT OBSERVATIONS

- △ FENCE APPEARS TO CROSS BOUNDARY BY AS MUCH AS 1.3'.
- △ FENCE APPEARS TO CROSS BOUNDARY BY AS MUCH AS 7.5'.

LEGEND

FOUND MONUMENT AS-NOTED	GPS GARAGE PARKING SPACE(S)
COMPUTED POINT	PS PARKING SPACE(S)
WATER VALVE	R/W RIGHT-OF-WAY
LIGHT POLE	(R) RECORD DIMENSION
UTILITY POLE	(M) MEASURED DIMENSION
TELEPHONE PEDESTAL	C/L CENTERLINE OF RIGHT-OF-WAY
STORM MANHOLE	DA DUMPSTER AREA
FIRE HYDRANT	N/F NOW OR FORMERLY
ELECTRIC BOX	B.H.L. BUILDING HEIGHT LOCATION
WATER METER	--- BOUNDARY LINE
AIR CONDITIONER	- - - EASEMENT LINE
GAS METER	- x - x - FENCE
SIGN	- - - RIGHT-OF-WAY
MANHOLE	- - - OVERHEAD UTILITY LINE
DATE POST	

N/F HYDROVAC SERVICES INC
2022 SE LOOP
LONGVIEW, TX 75602
APN: R000047477
DEED INFO: INSTRUMENT NO. 2021-000000683



RECORD DESCRIPTION

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HARRISON COUNTY, TEXAS, BEING PART OF THE 48.62-ACRE TRACT IN THE JAMES HILL SURVEY, A-300 DESCRIBED IN DEED PAGE 541, SAID COUNTY DEED RECORDS AND ALSO BEING PART OF A 10-1/2-ACRE TRACT IN THE LOOP BUSINESS PARK, UNIT 1, AND BEING ALL OF LOT TWO (2) IN BLOCK 4 OF SAID UNIT OF RECORD IN CABINET A, SLIDE 142, PLAT RECORDS, HARRISON COUNTY, TEXAS.

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN THE TITLE COMMITMENT INFORMATION FILE NO. 22000140003Y, WITH AN EFFECTIVE DATE OF 02/28/2022.

GENERAL SURVEY NOTES

- ALL STATEMENTS WITHIN THE CERTIFICATION AND OTHER REFERENCES LOCATED ELSEWHERE HEREIN ARE BASED ON THE SURVEY DATA AND FIELD EVIDENCE, UNLESS ANOTHER SOURCE IS SPECIFICALLY REFERENCED HEREIN.
- THIS DRAWING MEETS OR EXCEEDS THE SURVEYING STANDARDS AND STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEYING REQUIREMENTS.
- ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF THE SPECIFICATION.
- AT THE TIME OF SURVEY, THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY, BURIAL OR LOCATION OF ISOLATED GRAVESTONES.
- THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER TEXAS STATE PLANE COORDINATE NORTH CENTRAL ZONE, NAD83-2011, AS MEASURED ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY WHICH BEARS N88°51'50"E PER GPS COORDINATE OBSERVATIONS.
- LATITUDE: 32°27'48.5887"
- LONGITUDE: -94°40'08.2878"
- CONVERGENCE ANGLE: 02°05'23.01391"
- THE PARCELS CONTAINED IN THE RECORD DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS OR OVERLAPS.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO AND FROM EAST LOOP DRIVE.
- AT THE TIME OF THE FIELD WORK, THERE WAS NO OBSERVABLE EVIDENCE OF SUBSTANTIAL AREA OF ANY LINES EITHER PROPOSED, OR AVAILABLE FROM THE CONTROLLING JURISDICTION.
- AT THE TIME OF THE FIELD WORK, OWNERSHIP OF FENCING SHOWN HEREON WAS UNKNOWN TO THE SURVEYOR.
- IN REGARDS TO TABLE "A" ITEM 17(A), THE BUILDING AREA SHOWN HEREON IS FOR THE FOOTPRINT BUILDING ONLY AT GROUND LEVEL.
- IN REGARDS TO TABLE "A" ITEM 14, THE NEAREST INTERSECTION OF STREETS IS THAT OF EAST LOOP AND SOUTHEAST LOOP 281, WHICH IS APPROXIMATELY 253' FROM THE SOUTHEAST CORNER OF THE PROPERTY.
- AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
- IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, NO APPARENT CHANGES IN SIZE OR WAY LINES EITHER PROPOSED, OR AVAILABLE FROM THE CONTROLLING JURISDICTION.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- THE DEPICTED SHOWN HEREON ARE ONLY CORNER SCALE FACTOR (GRID TO GROUND) = 0.999993500.
- AT THE TIME OF ALTA SURVEY THE PROPERTY ADDRESS WAS 3725 EAST LOOP DRIVE, LONGVIEW, 75602, DISCLOSED IN DOCUMENTS PROVIDED BY CLIENT.

ALTA/NSPS LAND TITLE SURVEY

GOODYEAR
3725 EAST LOOP DRIVE

GREGG COUNTY LONGVIEW, TEXAS

SURVEYOR'S CERTIFICATE

TO: GRS GROUP; STEWART TITLE GUARANTY COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 6A, 6B, 7A, 7B1, 7C, 8, 9, 13, 14, 16, 17, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/14/2022.

DATE OF PLAT OR MAP: 02/28/2022

BRADLEY G. WELLS
RPLS NO. 5499
STATE OF TEXAS
TEXAS FIRM REGISTRATION NO. 10194275

SURVEYED BY:
BLEW & ASSOCIATES, P.A.
3823 N SHILOH DRIVE
FAYETTEVILLE, AR 72703
479-433-4506
SURVEYS@BLEWNC.COM

DATED 2021 - USE OF THIS DOCUMENT'S FORMAT IS PROHIBITED AND CONTINGENT UPON CONSENT & PERMISSION BY GRS GROUP, I.L.C.



AERIAL

3725 E Loop Dr, Longview TX

R52312

R10091260

R54784

R47477

R47738

R49087

R47737

R39997

R46359

R49090

R49089

R10095

SALE PRICE: \$575,000

LEASE PRICE: \$4,950 MO/NNN

R41329

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R1009503



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.

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.

<u>Landbridge Commercial Properties</u>	<u>591713</u>	<u>info@landbridgecommercial.com</u>	<u>(903)561-9527</u>
Licensed Broker/Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Brian W. Burks</u>	<u>400070</u>	<u>brian@landbridgecommercial.com</u>	<u>(903)352-3000</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Brian W. Burks</u>	<u>400070</u>	<u>brian@landbridgecommercial.com</u>	<u>(903)352-3000</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Landbridge Commercial Properties, 4614 DC Drive, Suite 2A Tyler TX 75701
Brian Burks

Information available at www.trec.texas.gov
IABS 1-0 Date

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