



SITE AVAILABLE | 6.623 ACRE SITE

3119 Estes Parkway | Longview, Texas 75602

AVAILABLE SPACE

6.623 acre site

RATES | NNN & PRICE

Available soon

TRAFFIC COUNTS

Interstate 20 – 35,724 AADT

Estes Parkway (SH 149) – 21,685 AADT

Source: TXDOT 2013

PROPERTY INFORMATION

- This site is 6.623 acres
- Easy access
- Positioned on the northwest quadrant of Interstate 20 and Estes Parkway (SH 149)
- Regional location

DEMOGRAPHICS (based on 2015 data)

Variable	Community Population	RTA
2015 Population	82,133	411,661
Average HH Income	\$57,782	\$61,468
Median Age	34.9	37.8

*RTA – Retail Trade Area; the geographic area from which retailers derive approximately 80-85% of their business.



CONTACT

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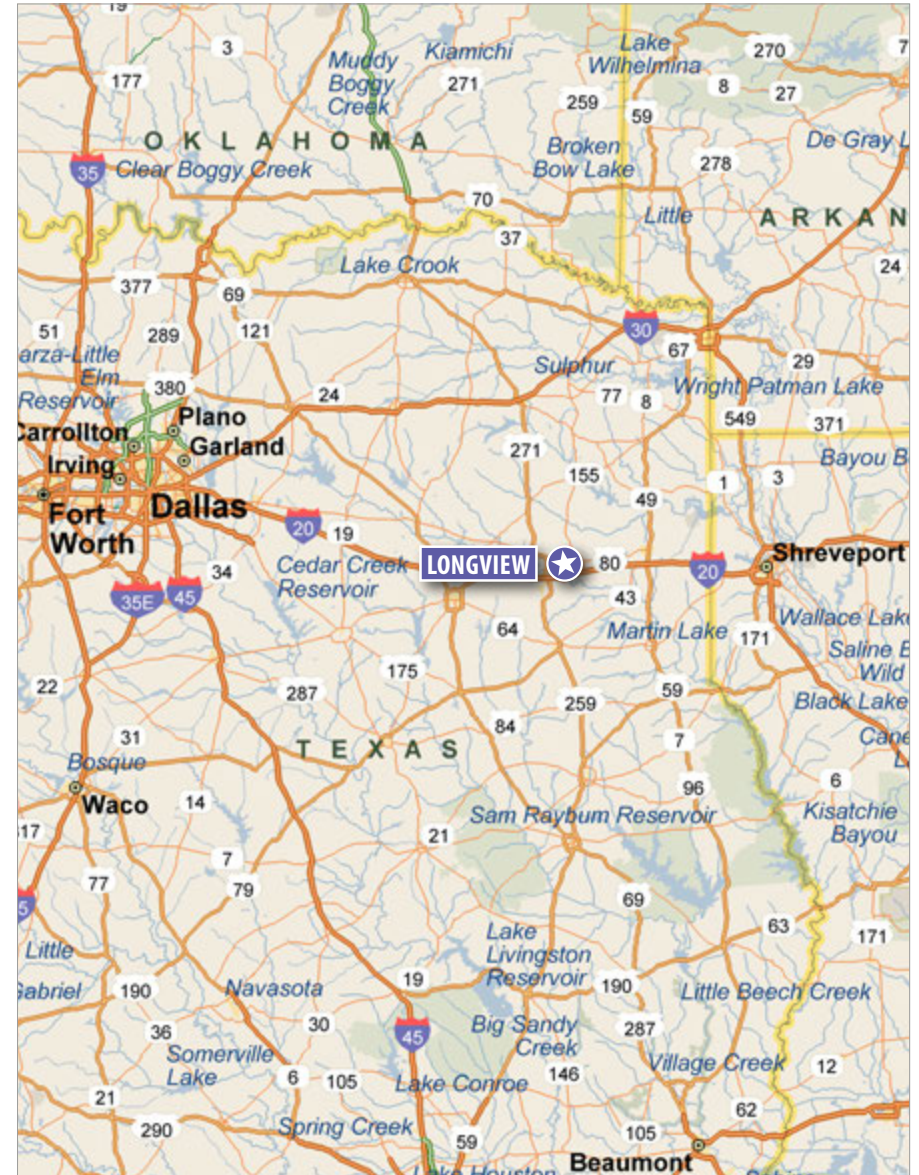
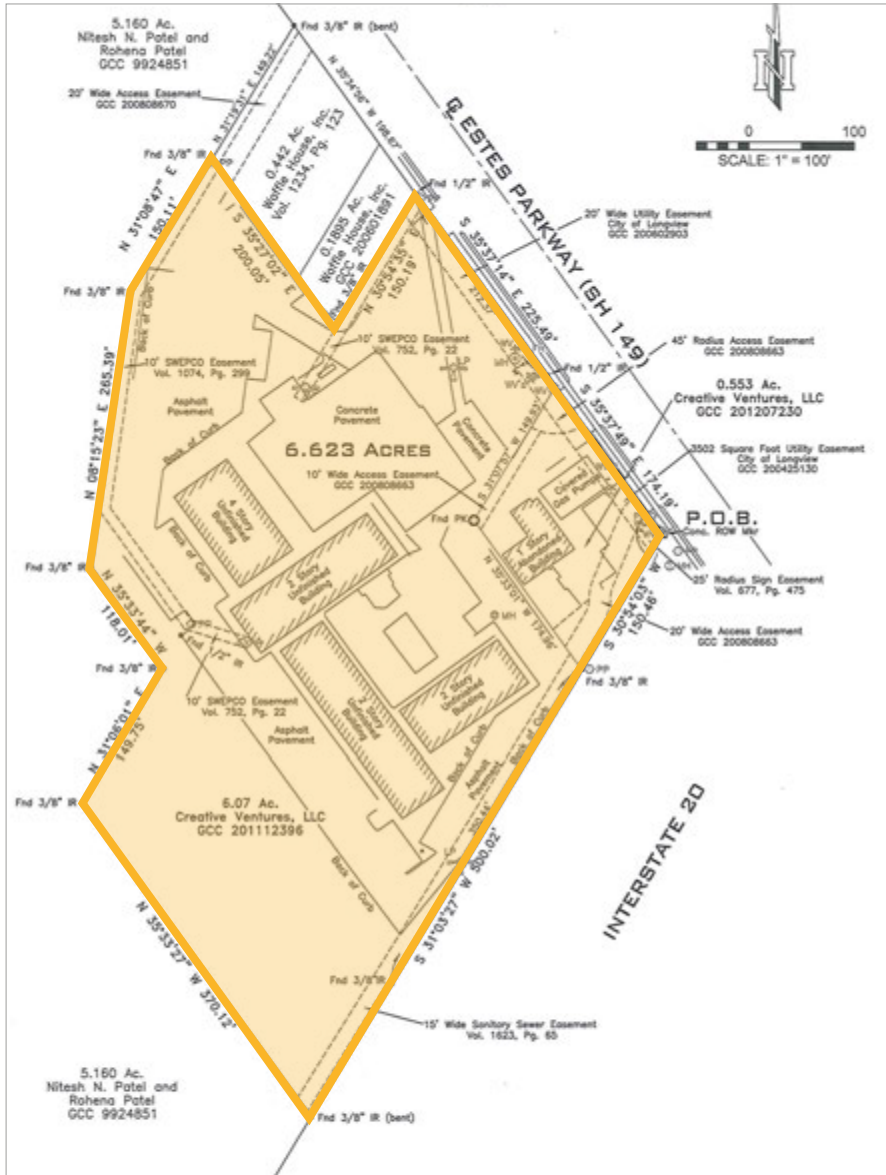
 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | www.theretailcoach.net

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