

**FOR SALE**

Growth Area Lot - North Longview

FOR INFORMATION:

**Dustin Eberhart****903-736-1740**[dustin@eberhart-miller.com](mailto:dustin@eberhart-miller.com)[www.eberhart-miller.com](http://www.eberhart-miller.com)712 Glencrest Lane  
Suite E

Longview, TX 75601

**Eberhart•Miller**

REAL ESTATE SERVICES

**TBD FM 2879**

Longview, TX 75605

**Features:**

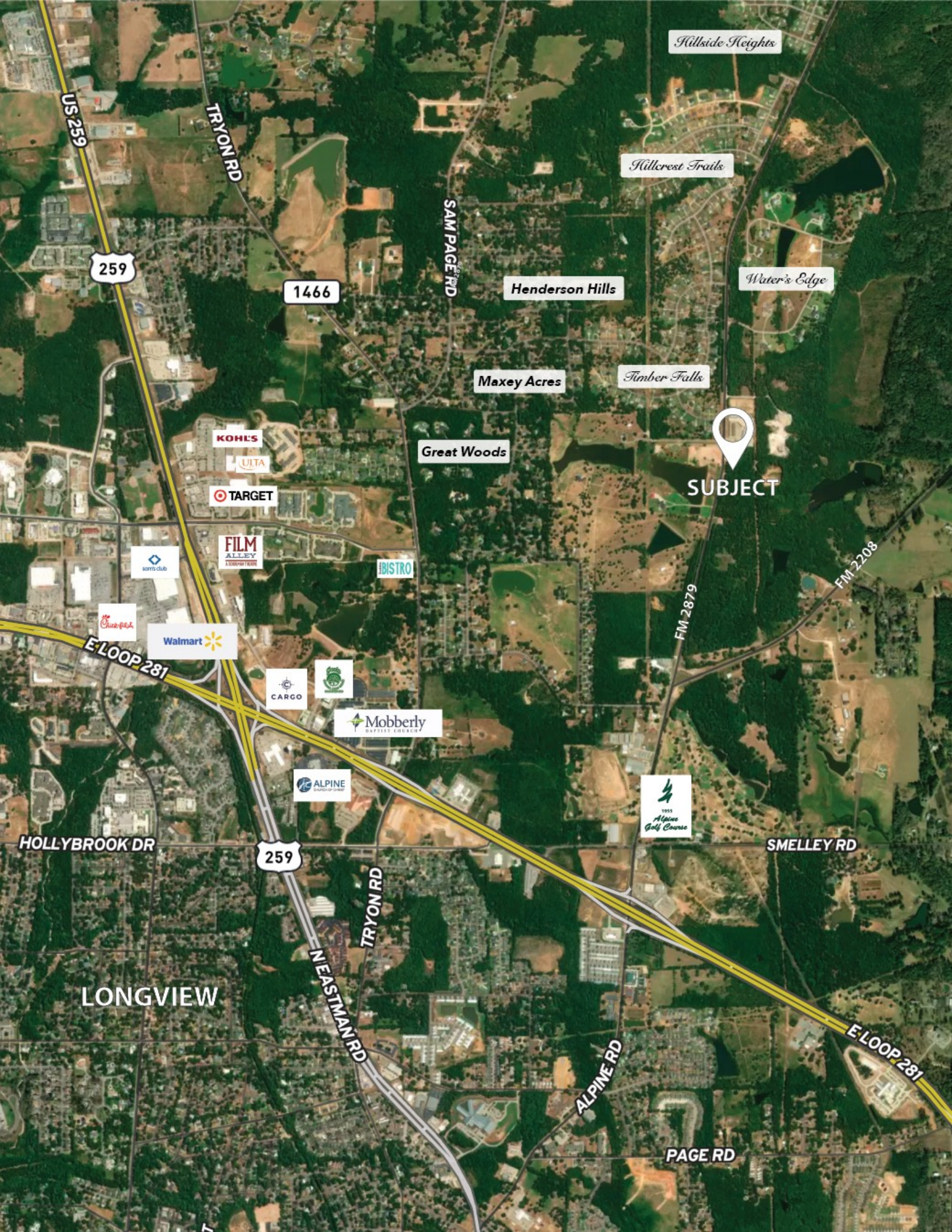
- Approximately 1.085 Acres
- High Visibility Location in North Longview Growth Area
- Approximately 150' of Developable Highway Frontage
- Near Desirable Subdivisions: Timber Falls, Water's Edge, Hillcrest Trails and Hillside Heights
- Convenient to East Loop 281 and US Hwy 259
- Ideal for Retail, Restaurant or Neighborhood Services Uses
- Co-Op Water, Electric and Overhead Utilities Available

**Pricing: \$365,000 (\$7.72/SQFT)**









Hillside Heights

Hillcrest Trails

Water's Edge

Henderson Hills

Maxey Acres

Timber Falls

Great Woods

SUBJECT

1466

KOHL'S

ULTA

TARGET

FILM  
ALLEY  
A THEATRE

IBISTRO

JAMN CLUB

Chick-fil-A

Walmart

CARGO

Mobberly  
DAFIST CHURCH

ALPINE  
DAFIST CHURCH

1955  
Alpine  
Golf Course

HOLLYBROOK DR

259

SMELLEY RD

LONGVIEW

TRYON RD  
N EASTMAN RD

ALPINE RD

PAGE RD

E LOOP 281