



North Business Park (AEPNETX)

Available Acres: 450

Address:

5433 Judson Road
Longview, TX 75605 (Gregg)

Property and Area Description:

This AEP Quality Site was reviewed for development by engineering experts at Burgess and Niple, and a detailed site review is available upon request. This level site is located in Longview, Gregg Co., TX, and is ready for development with easy access to highways and with multiple utilities ready for development. The park is located north of Longview on Judson Road (SR 502) with 32 proposed parcels available for improvements for permitted use, including offices, assembly, light mfg., distrib. centers, and other commercial uses. Infrastructure within the park is complete. AEP-SWEPCo can provide transmission electric service to this park. Partial environmental studies have been completed.



Site Details:

Available Acres: 450	Adjacent Avail. Acres: 0
Topography: Level	Setting: Industrial Park
Zoning: Commercial, Industrial-Light	Within City Limits: Yes

Transportation:

Nearest Interstate: I-20	Distance (miles): 10
Nearest 4-Lane Highway: SR-502	Distance (miles): 0
Nearest Commercial Airport: Shreveport Regional Airport	Distance (miles): 67
Rail Served: No	

Utilities:

Electric Distribution: AEP - Southwestern Electric Power Company
Natural Gas Distribution: CenterPoint Energy
Water: City of Longview
Sewer: City of Longview
Local Telecommunications Service: Network Communications

Contact:

Eric S. Basinger, CEcD
AEP - Southwestern Electric Power Company
428 Travis Street
Shreveport, LA 71101
Phone: 318-673-3170
Fax: 318-673-3011
E-Mail: esbasinger@aep.com
Web site: <http://www.aeped.com>

Wayne Mansfield
Longview Economic Development Corporation
410 North Center Street
Longview, TX 75601
Phone: 903-753-7878
Fax: 903-753-3646
E-Mail: Wayne@LongviewUSA.com
Web site: <http://www.LongviewUSA.com>

Offering:

Sale Price: \$40,000/acre 5+acres/Under 5 acres is \$50,000/acre
Lease Rate (Sq. Ft./Per Year): Not Available for Lease