



2301 Neiman Marcus Parkway, Longview, TX

447,360 SF

## HIGHLIGHTS

- Class A building, fully conditioned with high quality standard finishes.
- Longview Texas is ideally located on Interstate 20 between Dallas, Texas and Shreveport, LA. The park entrance is on US Hwy 259, a north/south artery, 1 mile north of I-20 and approximately 3 miles south of US Hwy 80.
- Major companies operating in the area are Eastman Chemical, Walmart, Trinity Rail, Nucor Steel, Komatsu, and Dollar General.
- Longview has a very aggressive economic development team that will be instrumental in providing incentives for potential users. Texas is well known as a business friendly State.

[Click Here For Full Video Tour →](#)

## CUSHMAN & WAKEFIELD

**“The Industrial Market is Still Hungry for Space”**

2021  
North American Industrial Outlook

[View Article →](#)

## LOGISTIC MANAGEMENT

**“CBRE report shows record data for Q4 and full-year 2020 industrial & logistics real estate”**

February 4, 2021

By Jeff Berman  
Group News Editor

[View Article →](#)

### SPECIFICATIONS

#### SIZE:

447,360 SF total (**Property is expandable**)  
±412,000 SF warehouse area  
±35,360 SF office area (includes mezzanine)

#### NO. OF BUILDINGS:

One modern industrial facility

#### GROUND:

Located on 34.149 acres

#### DATE OF CONSTRUCTION:

Originally Built in 1995, expanded in 2004

#### CEILING HEIGHTS:

32' clear at building center, 30' clear at staging bay

#### TRUCK LOADING:

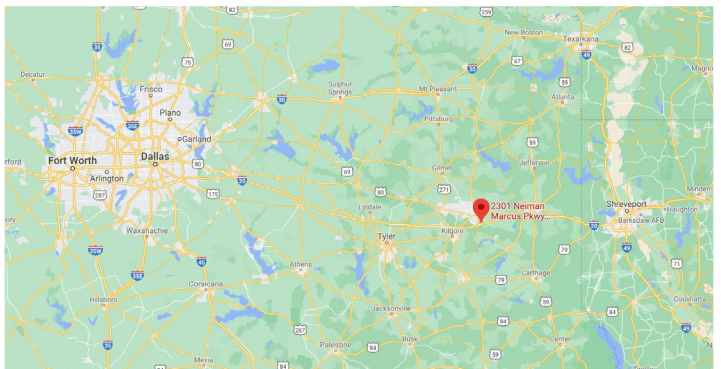
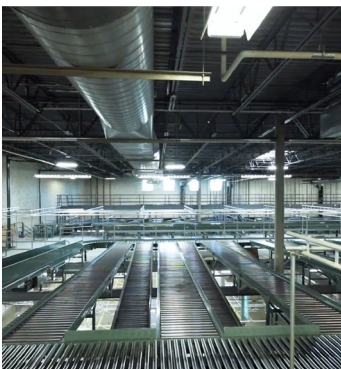
Cross-dock configuration with 120 dock high loading doors and secured truck court.

#### PARKING

±630 car parks with Additional land included for parking/storage

#### EQUIPMENT

Existing MHE available



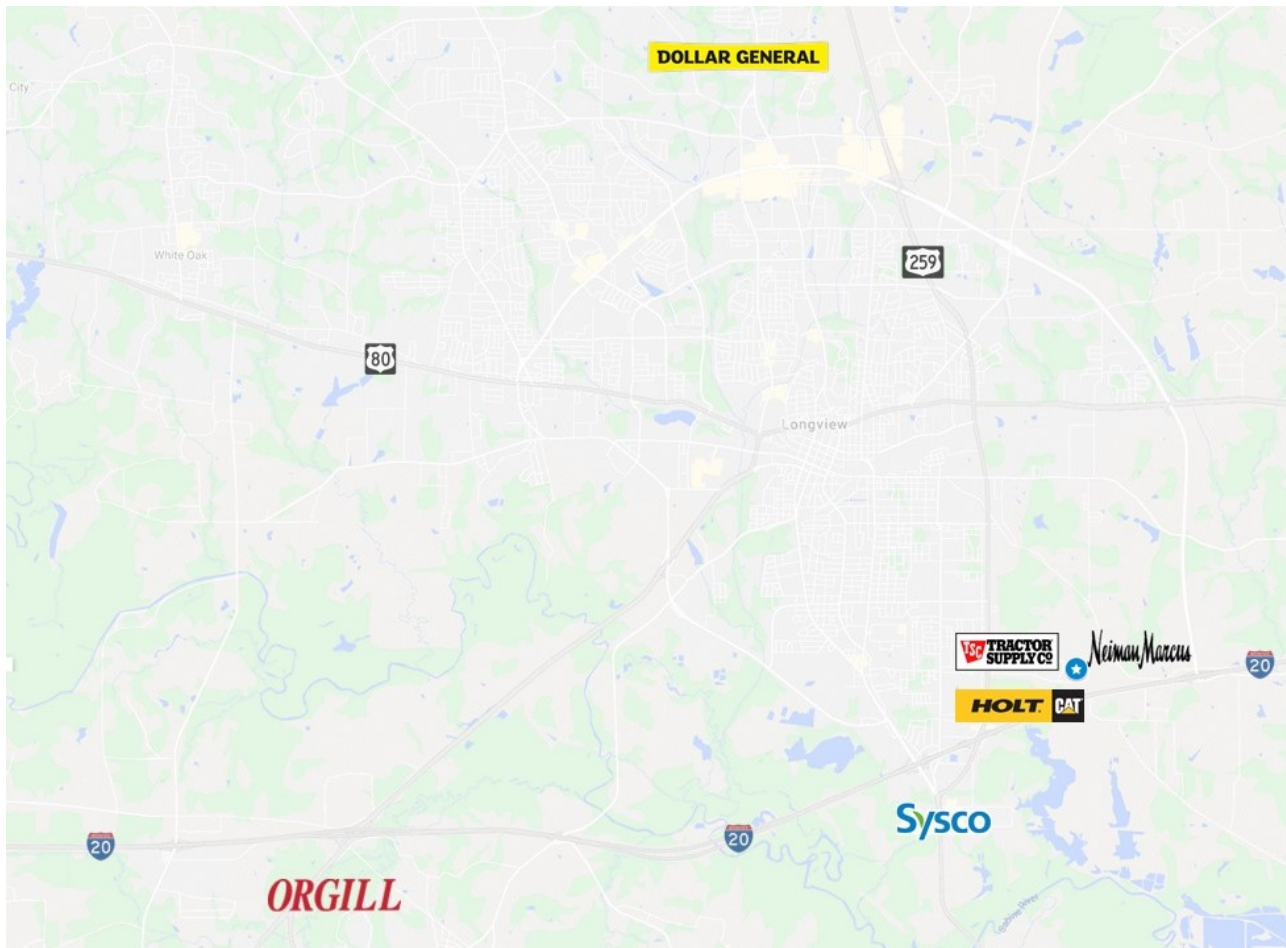


### LOCATION

Longview Business Park is owned by the Longview Economic Development Corporation (LEDCO) and is home to multiple world-class companies. The Longview Business Park has land and all utilities for companies that need a top-quality environment in which to grow their business. Neiman Marcus chose Longview due to the quality labor force and geographic location.

### WORKFORCE

Longview has a labor force of 38,443 people, with an unemployment rate of 4.2%. The work distribution of total employees in Longview is 38% Blue Collar and 61% White Collar. Top jobs by occupation in Longview are 14.13% Office/Administrative Support; 13.55% Sales; 10.4% Executive, Managers, and Administrators; 6.42% Production Workers; and 6.39% Food Preparation and Serving.



### ACCESSIBILITY

**Transportation** Easily accessible to north/south and east/west highways. The park entrance is on US Hwy 259, a north/south artery. The park is 1 mile north of I-20 and approximately 3 miles south of US Hwy 80. I-30 is approximately 80 miles north of the park, a direct route via US Hwy 259.

**Airports** East Texas Regional Airport, with daily flights to DFW International Airport, is about 5.5 miles south of the North Business Park. Shreveport Regional Airport is an hour drive east of Longview, and DFW International Airport is a 2.5 hour drive west.

**Rail Service** The Longview Business Park is not served by rail, but a local logistics company, Sam Dunn Enterprises, can provide rail-car handling. Their location is approximately 8 miles from the park and is serviced by the Union Pacific Railway.

**Port Service** Longview is approximately 1.5 hours from the Port of Shreveport via Interstates 20 and 49. The Port of Houston is about 4 hours south of Longview via US Hwy 259.

### INCENTIVES

The Longview Economic Development Corporation and the State of Texas offer a variety of incentive programs designed to make funding more available for businesses to expand or locate in the state and for companies already doing business in Texas. Committed to retaining and enhancing its "business friendly reputation," Texas and Longview stand ready to help businesses grow and become globally competitive.

- Tax Abatement
- Utility Reductions
- Job Training Services
- Cash Grants provided through performance agreements
- Site Development
- Low-Cost Land
- Employee Hiring Assistance

Local incentives are considered on a case-by-case basis and must be approved by the Longview Economic Development Corporation's Board of Directors. Incentives are based on:

- Capital Investment
- Job Creation/Payroll
- Employee Benefits

Texas is widely considered one of the most business-friendly states in the nation. Texas' support for relocating businesses is generous, and includes:

- Texas Enterprise Fund
- Skills Development Grant (training)
- Freeport Exemption
- Foreign Trade Zone

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