

FOR SALE

503 South Green Street
Longview, TX 75601



SALE PRICE

\$400,000

OFFERING SUMMARY

Address:	503 South Green St, Longview, TX
Building Size:	6,150 SF
APN:	33910, 33913, 33912
Lot Size:	0.74 Acres
Price / SF:	\$65.04/SF
Year:	1931
Submarket:	Longview
County:	Gregg County

PROPERTY OVERVIEW

Preschool Exchange is pleased to present the opportunity to acquire a free-standing building located in Longview, Texas. The subject property is currently being used as an adult activity center and is situated on three contiguous lots, totaling 0.74 acres, across the street from Dade Center in Longview ISD. Zoning falls under PD-South Main, allowing childcare and other retail services. Buyers are encouraged to verify this information with the city's zoning department.

PROPERTY HIGHLIGHTS

- The subject property is situated on three adjacent parcels, totaling 0.74 acres.
- Zoning falls under the PD-South Main
- The surrounding area includes elementary schools including Ware Elementary, Clarence W Bailey Elementary, and Bramlette Steam Academy.
- The site is conveniently situated just 15 minutes from the East Texas Regional Airport (GGG) or 60 minutes from the Tyler Pounds Regional Airport (TYR).
- Longview, located in East Texas between Dallas-Fort Worth (2-hour drive) and Shreveport, Louisiana (1-hour drive), serves as a regional hub with over 85,000 residents.
- Longview is home to significant employers, including CHRISTUS Good Shepherd Medical Center (3,000 employees), Eastman Chemical (1,480 employees), Longview Regional Medical Center (1,244 employees), Dollar General (740 employees), and AAOB Coil Products (640 employees).

PRESENTED BY:

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FOR SALE

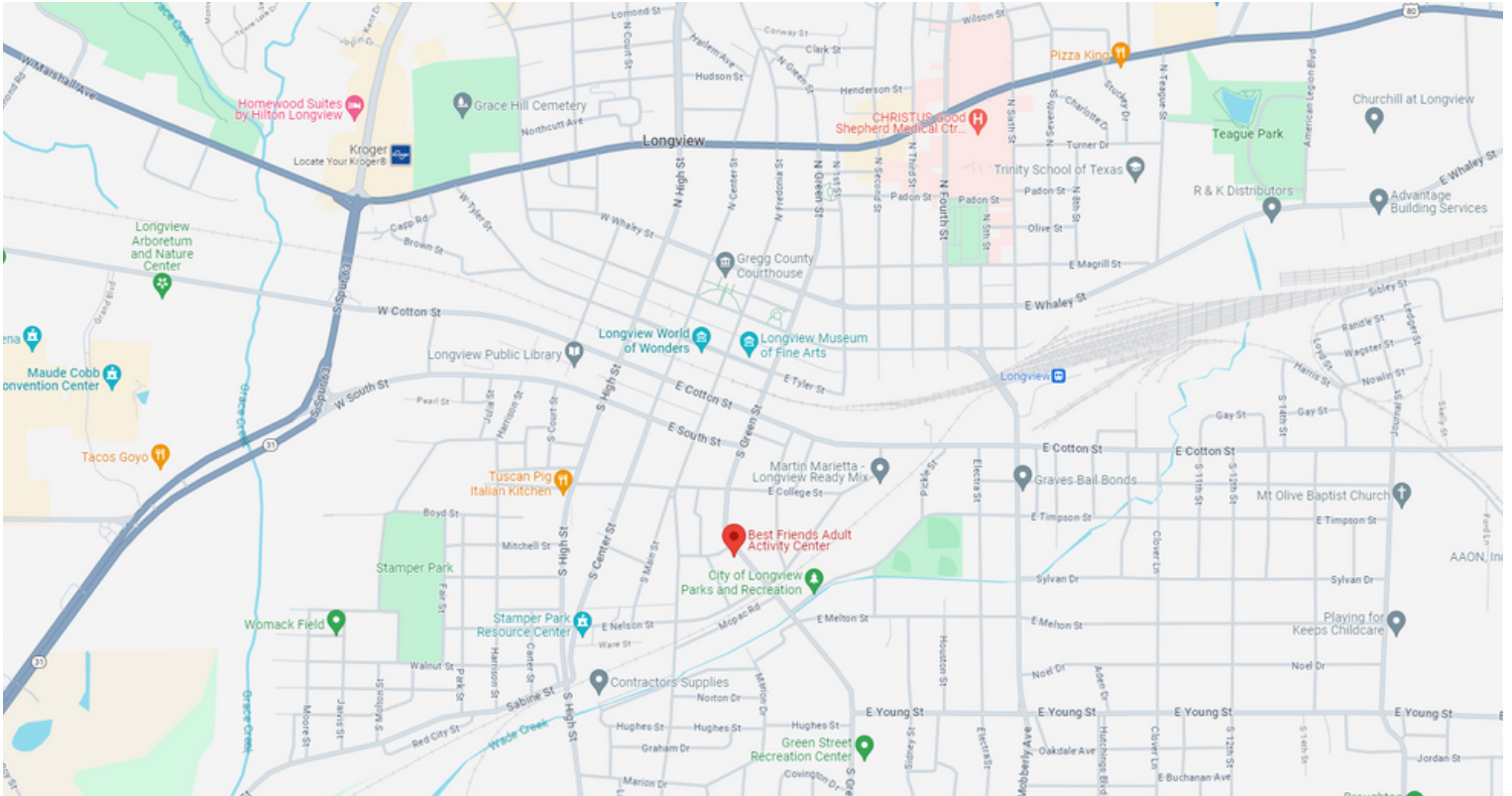
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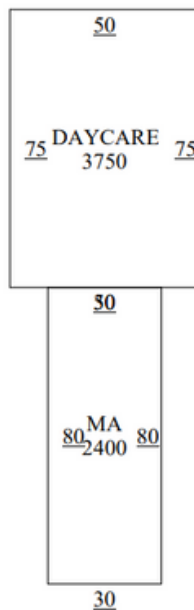
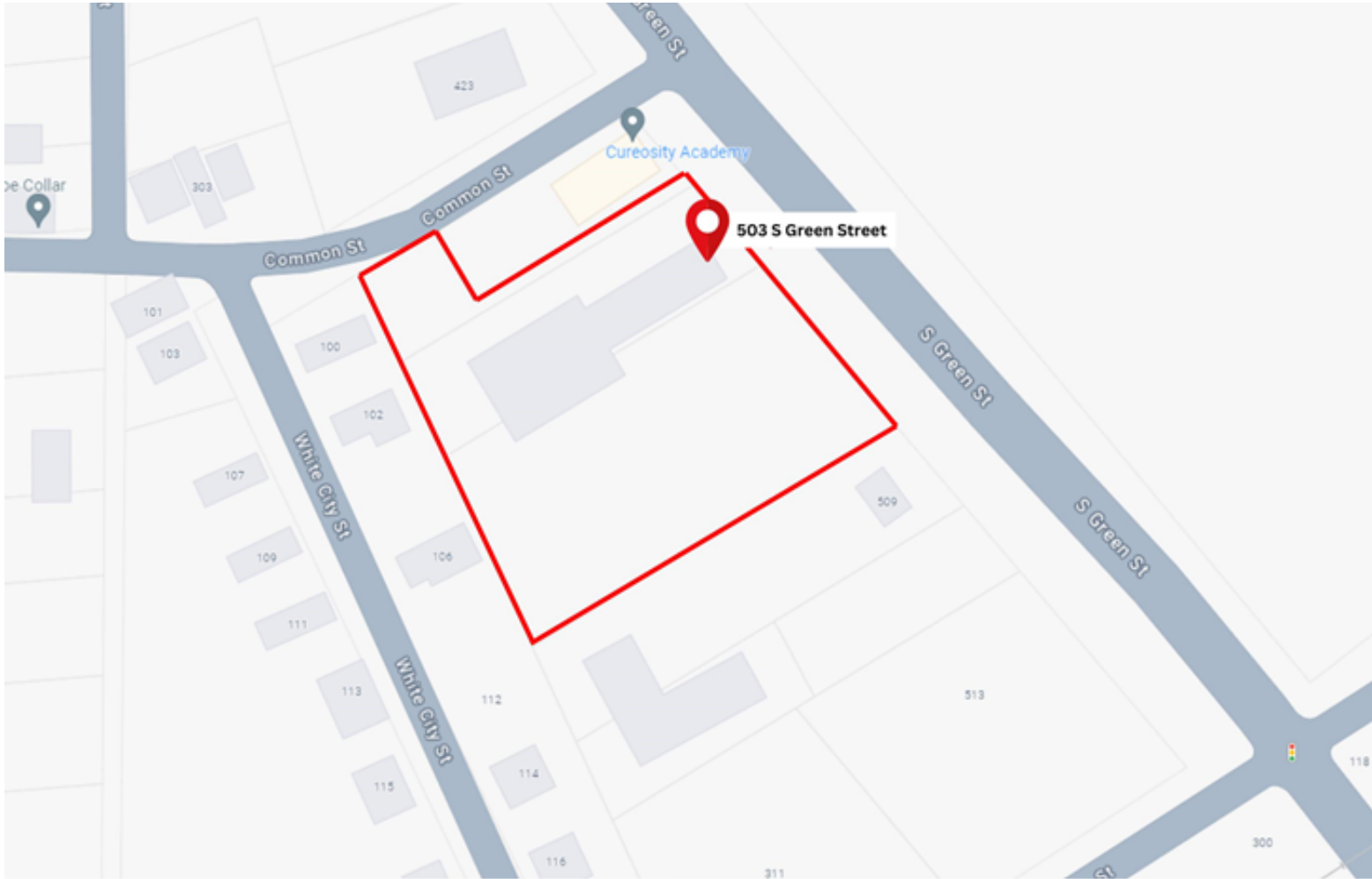
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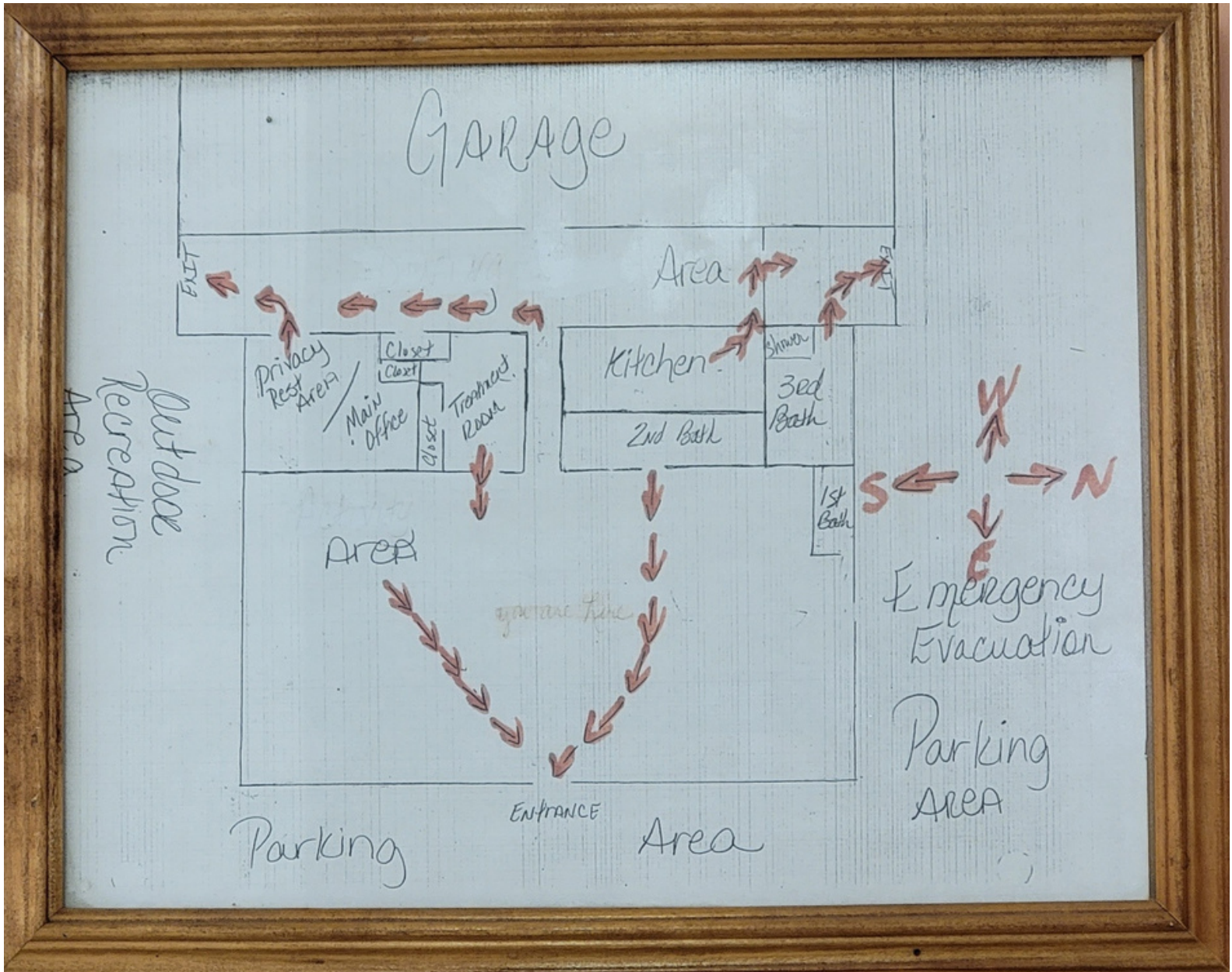
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FOR SALE

503 South Green Street
Longview, TX 75601





Demographic and Income Profile

503 S Green St, Longview, Texas, 75601
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 32.48900
 Longitude: -94.73868

Summary	Census 2010	Census 2020	2023	2028
Population	7,292	6,210	6,190	6,156
Households	2,199	2,065	2,090	2,090
Families	1,450	1,334	1,329	1,330
Average Household Size	2.85	2.70	2.66	2.64
Owner Occupied Housing Units	1,081	1,051	1,181	1,195
Renter Occupied Housing Units	1,118	1,014	909	894
Median Age	31.8	34.5	32.6	33.2

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.11%	0.97%	0.30%
Households	0.00%	1.15%	0.49%
Families	0.02%	1.16%	0.44%
Owner HHs	0.24%	1.38%	0.66%
Median Household Income	2.48%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	411	19.7%	384	18.4%
\$15,000 - \$24,999	174	8.3%	149	7.1%
\$25,000 - \$34,999	319	15.3%	297	14.2%
\$35,000 - \$49,999	242	11.6%	237	11.3%
\$50,000 - \$74,999	489	23.4%	502	24.0%
\$75,000 - \$99,999	195	9.3%	219	10.5%
\$100,000 - \$149,999	143	6.8%	164	7.8%
\$150,000 - \$199,999	17	0.8%	21	1.0%
\$200,000+	100	4.8%	117	5.6%

Median Household Income	\$42,656	\$48,212
Average Household Income	\$63,551	\$71,130
Per Capita Income	\$21,834	\$24,476

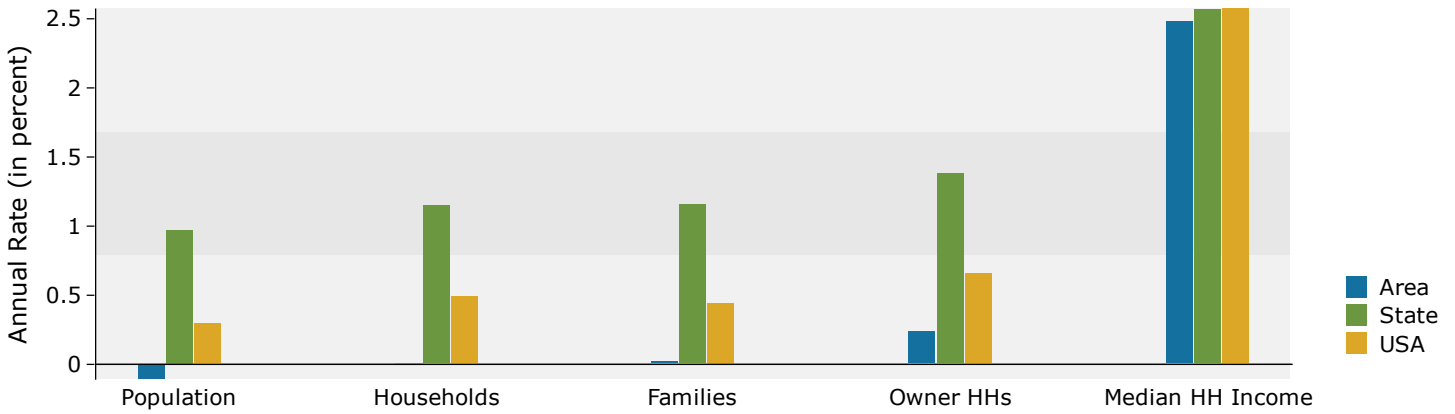
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	599	8.2%	409	6.6%	459	7.4%	463	7.5%
5 - 9	511	7.0%	469	7.6%	463	7.5%	450	7.3%
10 - 14	504	6.9%	486	7.8%	439	7.1%	445	7.2%
15 - 19	607	8.3%	441	7.1%	425	6.9%	440	7.1%
20 - 24	600	8.2%	442	7.1%	487	7.9%	465	7.6%
25 - 34	1,189	16.3%	905	14.6%	1,063	17.2%	992	16.1%
35 - 44	1,070	14.7%	898	14.5%	825	13.3%	865	14.1%
45 - 54	1,019	14.0%	711	11.4%	702	11.3%	690	11.2%
55 - 64	683	9.4%	779	12.5%	653	10.5%	581	9.4%
65 - 74	271	3.7%	462	7.4%	436	7.0%	484	7.9%
75 - 84	172	2.4%	161	2.6%	167	2.7%	209	3.4%
85+	66	0.9%	45	0.7%	72	1.2%	70	1.1%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,602	35.7%	1,746	28.1%	1,673	27.0%	1,517	24.6%
Black Alone	3,200	43.9%	2,377	38.3%	2,458	39.7%	2,563	41.6%
American Indian Alone	52	0.7%	57	0.9%	56	0.9%	56	0.9%
Asian Alone	30	0.4%	46	0.7%	49	0.8%	53	0.9%
Pacific Islander Alone	1	0.0%	2	0.0%	2	0.0%	2	0.0%
Some Other Race Alone	1,243	17.0%	1,297	20.9%	1,280	20.7%	1,294	21.0%
Two or More Races	164	2.2%	685	11.0%	672	10.9%	673	10.9%
Hispanic Origin (Any Race)	2,295	31.5%	2,381	38.3%	2,341	37.8%	2,318	37.7%

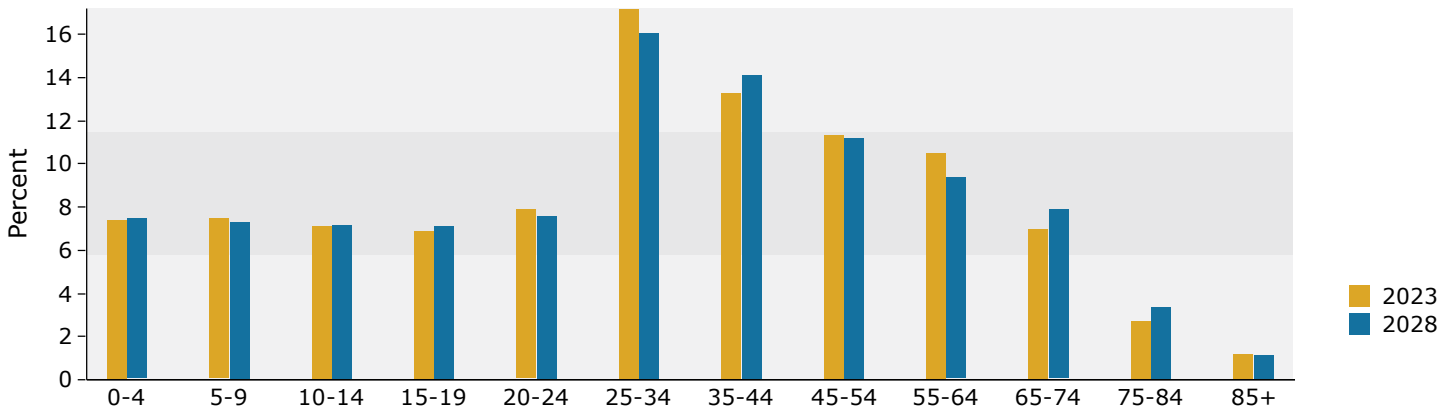
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

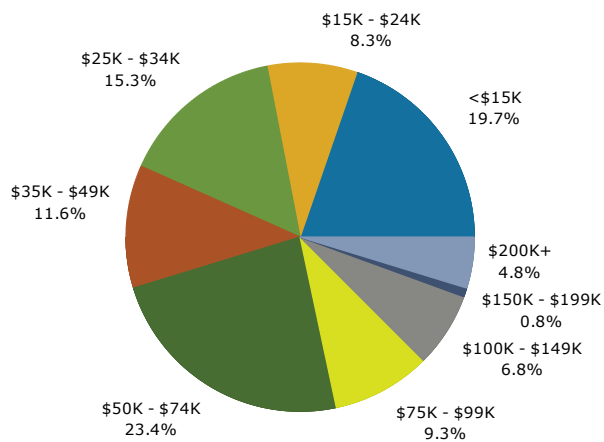
Trends 2023-2028



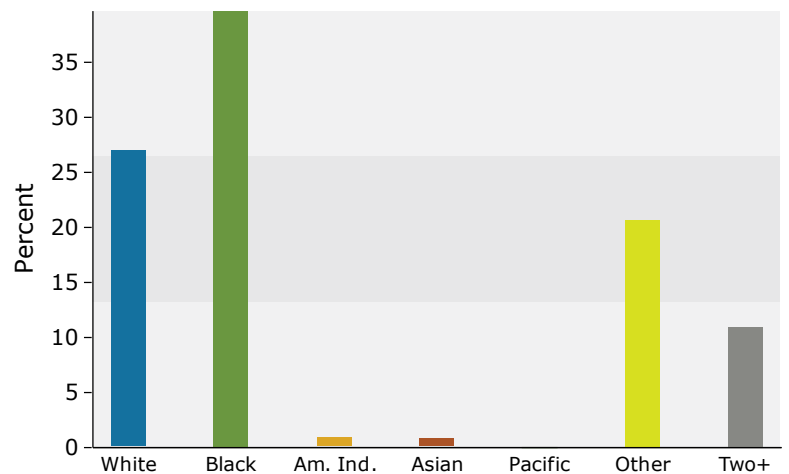
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 37.8%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



Demographic and Income Profile

503 S Green St, Longview, Texas, 75601
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 32.48900
 Longitude: -94.73868

Summary	Census 2010	Census 2020	2023	2028
Population	40,986	39,215	39,750	40,021
Households	14,939	15,081	15,310	15,548
Families	9,455	9,194	9,248	9,375
Average Household Size	2.54	2.46	2.46	2.44
Owner Occupied Housing Units	7,877	7,726	8,441	8,737
Renter Occupied Housing Units	7,061	7,355	6,869	6,810
Median Age	33.7	36.3	36.3	37.4

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.14%	0.97%	0.30%
Households	0.31%	1.15%	0.49%
Families	0.27%	1.16%	0.44%
Owner HHs	0.69%	1.38%	0.66%
Median Household Income	1.34%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	2,103	13.7%	1,983	12.8%
\$15,000 - \$24,999	1,660	10.8%	1,434	9.2%
\$25,000 - \$34,999	1,997	13.0%	1,831	11.8%
\$35,000 - \$49,999	1,831	12.0%	1,780	11.4%
\$50,000 - \$74,999	3,305	21.6%	3,410	21.9%
\$75,000 - \$99,999	1,562	10.2%	1,719	11.1%
\$100,000 - \$149,999	1,743	11.4%	2,029	13.0%
\$150,000 - \$199,999	429	2.8%	563	3.6%
\$200,000+	679	4.4%	799	5.1%
Median Household Income	\$50,301		\$53,769	
Average Household Income	\$71,376		\$80,278	
Per Capita Income	\$27,925		\$31,641	

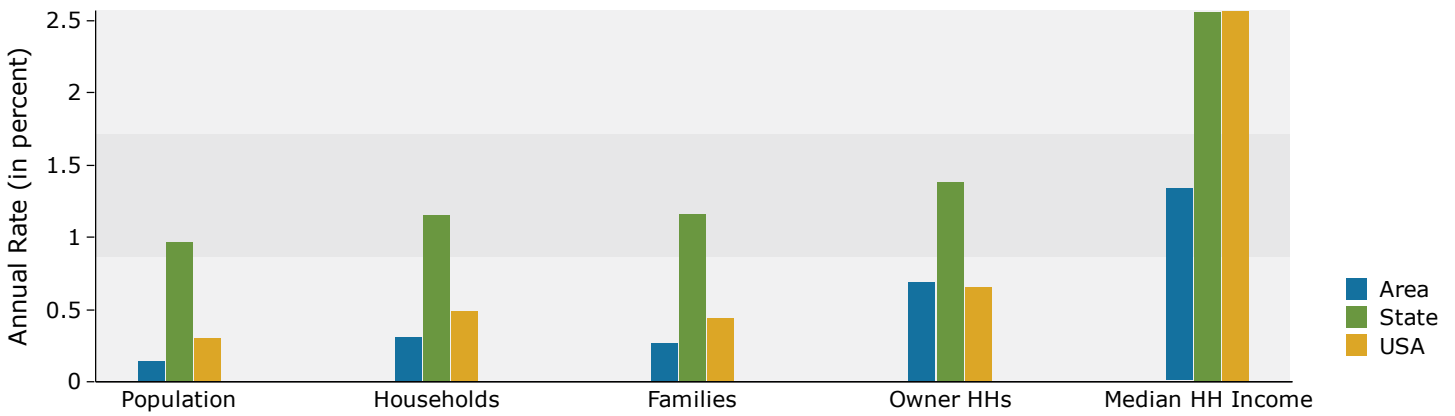
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,206	7.8%	2,468	6.3%	2,634	6.6%	2,650	6.6%
5 - 9	2,860	7.0%	2,585	6.6%	2,664	6.7%	2,626	6.6%
10 - 14	2,635	6.4%	2,677	6.8%	2,593	6.5%	2,652	6.6%
15 - 19	3,076	7.5%	2,966	7.6%	2,875	7.2%	2,936	7.3%
20 - 24	3,571	8.7%	3,167	8.1%	2,811	7.1%	2,820	7.0%
25 - 34	5,851	14.3%	5,126	13.1%	5,640	14.2%	4,996	12.5%
35 - 44	4,906	12.0%	4,759	12.1%	4,956	12.5%	5,271	13.2%
45 - 54	5,198	12.7%	4,355	11.1%	4,009	10.1%	4,207	10.5%
55 - 64	4,213	10.3%	4,643	11.8%	4,516	11.4%	4,016	10.0%
65 - 74	2,613	6.4%	3,664	9.3%	3,837	9.7%	4,067	10.2%
75 - 84	1,990	4.9%	1,958	5.0%	2,205	5.5%	2,629	6.6%
85+	868	2.1%	846	2.2%	1,009	2.5%	1,151	2.9%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	20,682	50.5%	16,818	42.9%	16,459	41.4%	15,574	38.9%
Black Alone	13,693	33.4%	12,441	31.7%	13,082	32.9%	13,826	34.5%
American Indian Alone	242	0.6%	282	0.7%	281	0.7%	292	0.7%
Asian Alone	400	1.0%	417	1.1%	461	1.2%	524	1.3%
Pacific Islander Alone	23	0.1%	23	0.1%	24	0.1%	24	0.1%
Some Other Race Alone	5,010	12.2%	5,568	14.2%	5,676	14.3%	5,850	14.6%
Two or More Races	935	2.3%	3,666	9.3%	3,766	9.5%	3,930	9.8%
Hispanic Origin (Any Race)	9,440	23.0%	10,471	26.7%	10,630	26.7%	10,786	27.0%

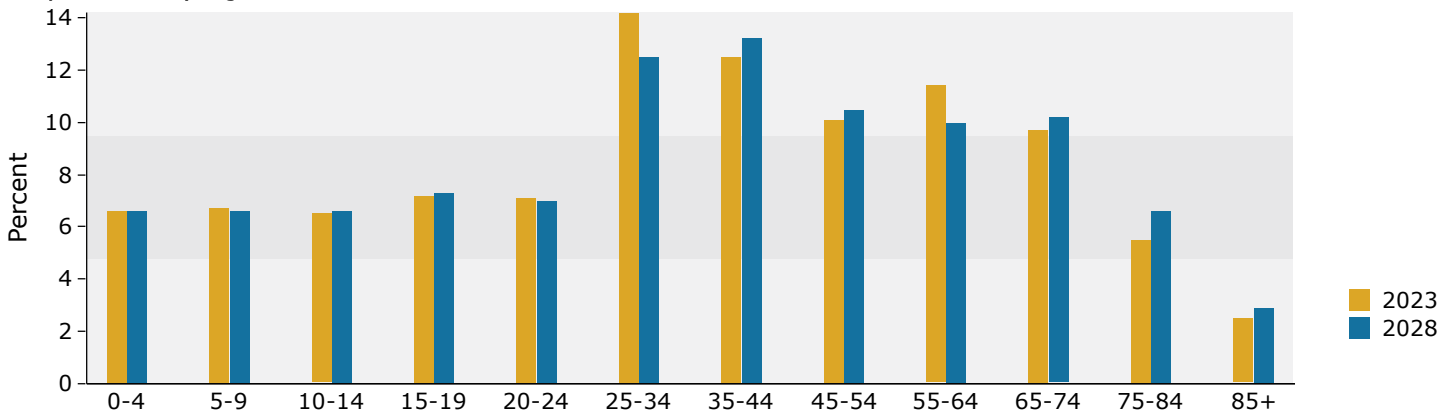
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

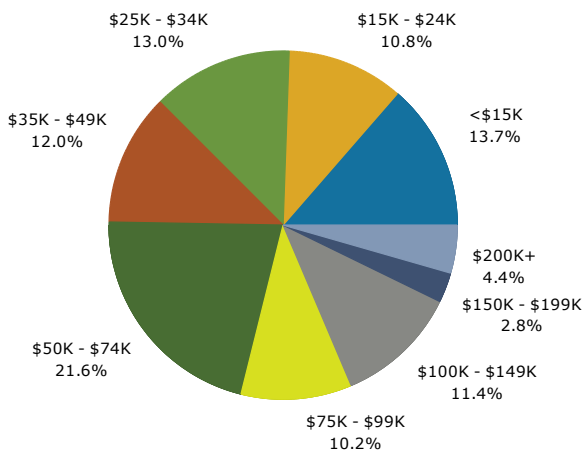
Trends 2023-2028



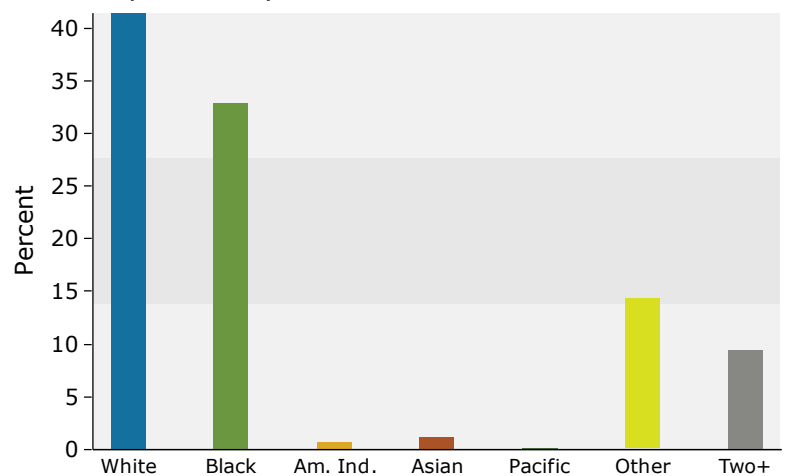
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 26.7%



Demographic and Income Profile

503 S Green St, Longview, Texas, 75601
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 32.48900
 Longitude: -94.73868

Summary	Census 2010	Census 2020	2023	2028
Population	72,457	74,207	75,090	75,668
Households	27,871	29,516	30,020	30,498
Families	17,925	18,393	18,700	18,985
Average Household Size	2.47	2.42	2.41	2.39
Owner Occupied Housing Units	15,473	15,693	16,821	17,376
Renter Occupied Housing Units	12,398	13,823	13,199	13,122
Median Age	35.1	37.3	37.8	38.8

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.15%	0.97%	0.30%
Households	0.32%	1.15%	0.49%
Families	0.30%	1.16%	0.44%
Owner HHs	0.65%	1.38%	0.66%
Median Household Income	1.53%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	3,406	11.3%	3,182	10.4%
\$15,000 - \$24,999	3,024	10.1%	2,571	8.4%
\$25,000 - \$34,999	3,439	11.5%	3,131	10.3%
\$35,000 - \$49,999	3,160	10.5%	3,034	9.9%
\$50,000 - \$74,999	6,600	22.0%	6,730	22.1%
\$75,000 - \$99,999	3,462	11.5%	3,732	12.2%
\$100,000 - \$149,999	4,364	14.5%	4,993	16.4%
\$150,000 - \$199,999	1,129	3.8%	1,451	4.8%
\$200,000+	1,437	4.8%	1,673	5.5%
Median Household Income	\$55,383		\$59,746	
Average Household Income	\$77,904		\$87,226	
Per Capita Income	\$31,194		\$35,181	

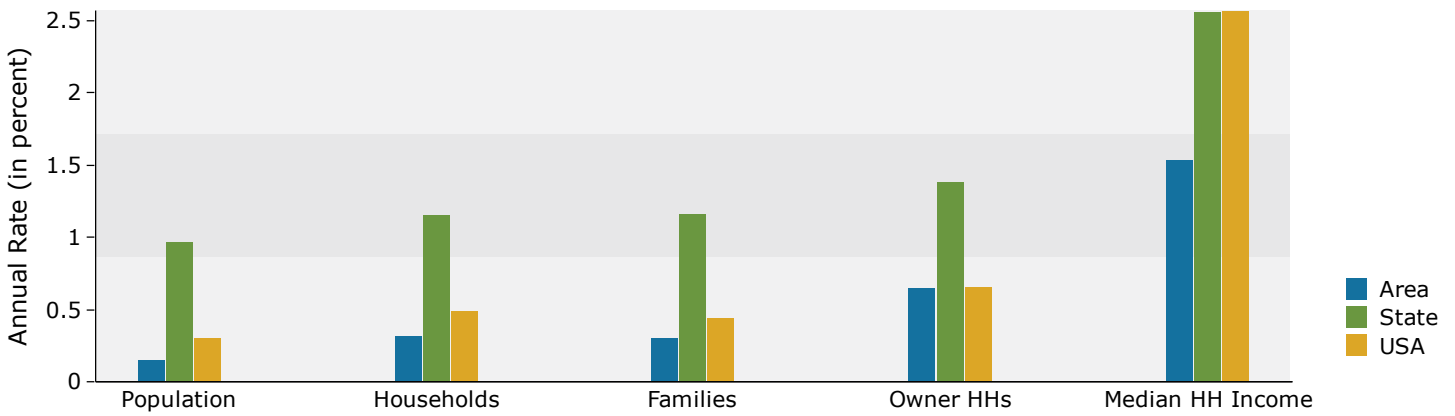
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,446	7.5%	4,601	6.2%	4,802	6.4%	4,886	6.5%
5 - 9	4,956	6.8%	4,811	6.5%	4,820	6.4%	4,760	6.3%
10 - 14	4,625	6.4%	4,989	6.7%	4,743	6.3%	4,785	6.3%
15 - 19	5,114	7.1%	5,212	7.0%	4,925	6.6%	4,969	6.6%
20 - 24	5,771	8.0%	5,477	7.4%	4,933	6.6%	4,998	6.6%
25 - 34	10,250	14.1%	9,889	13.3%	10,511	14.0%	9,453	12.5%
35 - 44	8,566	11.8%	9,032	12.2%	9,505	12.7%	10,116	13.4%
45 - 54	9,624	13.3%	8,255	11.1%	7,724	10.3%	8,136	10.8%
55 - 64	7,847	10.8%	9,079	12.2%	8,807	11.7%	7,681	10.2%
65 - 74	4,961	6.8%	7,075	9.5%	7,727	10.3%	8,158	10.8%
75 - 84	3,686	5.1%	3,909	5.3%	4,477	6.0%	5,289	7.0%
85+	1,611	2.2%	1,877	2.5%	2,118	2.8%	2,438	3.2%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	44,851	61.9%	39,748	53.6%	38,828	51.7%	37,008	48.9%
Black Alone	17,397	24.0%	17,906	24.1%	19,005	25.3%	20,350	26.9%
American Indian Alone	419	0.6%	464	0.6%	468	0.6%	488	0.6%
Asian Alone	924	1.3%	1,133	1.5%	1,268	1.7%	1,469	1.9%
Pacific Islander Alone	40	0.1%	34	0.0%	36	0.0%	37	0.0%
Some Other Race Alone	7,133	9.8%	7,893	10.6%	8,152	10.9%	8,523	11.3%
Two or More Races	1,694	2.3%	7,029	9.5%	7,333	9.8%	7,793	10.3%
Hispanic Origin (Any Race)	13,446	18.6%	15,734	21.2%	16,181	21.5%	16,671	22.0%

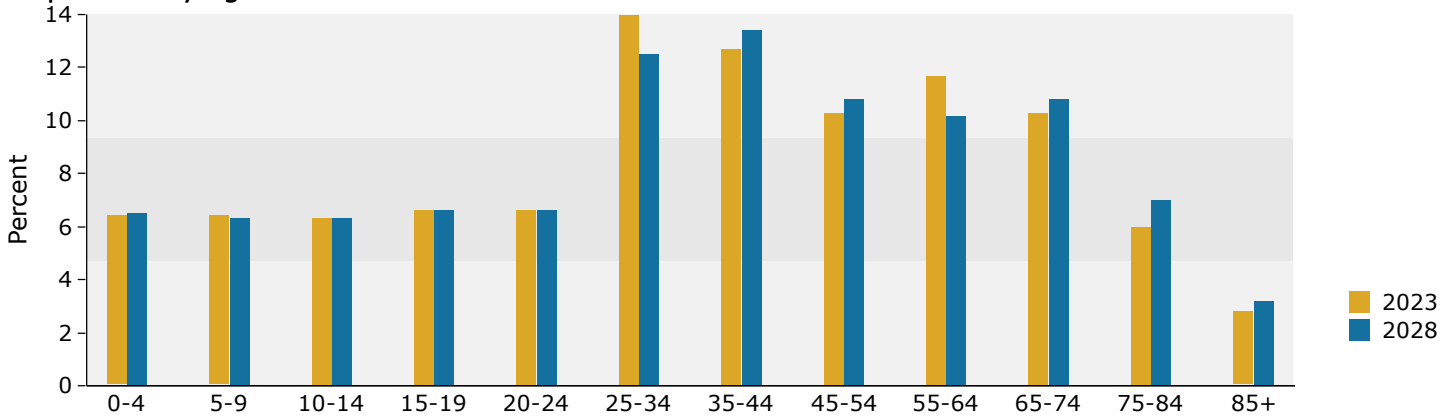
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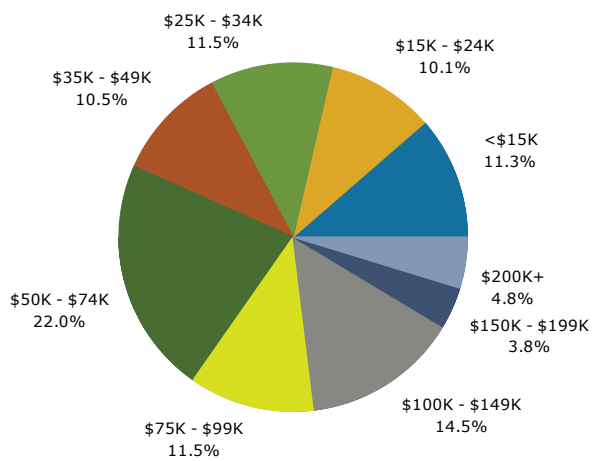
Trends 2023-2028



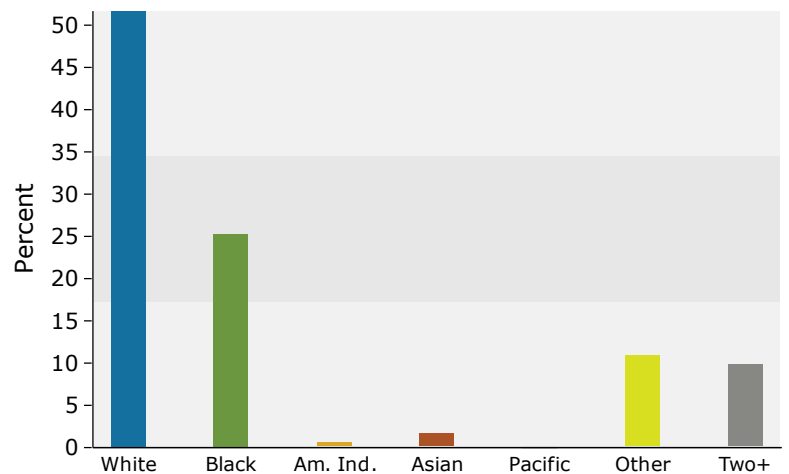
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 21.5%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.