



**TEXAS FARMS AND RANCHES/
PARK VILLAGE PROPERTIES**



FOR SALE: \$3,495,000.00

1300 NE LOOP | CARTHAGE, TX 75633

CORPORATE OFFICE/WAREHOUSE ON ±22 AC

TIM D. RELYEA

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CORPORATE OFFICE/WAREHOUSE ON ±22 AC

Property Features

Great opportunity to own a first class office / warehouse / yard with almost 30,000 SF of offices, shops, warehouses and much more on over 22 acres. Located on major north south Hwy 59 Loop and future interstate from Houston to entire northern U.S. 11,400 SF office has 22 offices including 3 executive offices, 3 large conference rooms, 6 bathrooms, large kitchen/break room with outside covered patio lunch area. Large entry/waiting room with reception area. Also includes an attached 5,600 SF full shop area plus additional 12,800 SF shop with office and 8' O/H doors. Includes third shop area plus 3,200 SF fuel station with 3 - 10,000 gallon fuel tanks with multiple pumps.

BUILDING SIZE:	29,812 SF
STORIES:	2
LAND ACRES:	±22 AC
TYPICAL FLOOR:	14,906 SF
NO. DRIVE IN / GRADE-LEVEL DOORS:	7
YEAR BUILT	2014
UTILITIES:	Gas - Natural, Water - City
PARKING RATIO:	1.95/1,000 SF
PARKING:	58 Surface
COUNTY:	Panola
AMENITIES:	<ul style="list-style-type: none">• Conferencing Facility• Fenced Lot• Yard• Reception• Storage Space• Air Conditioning

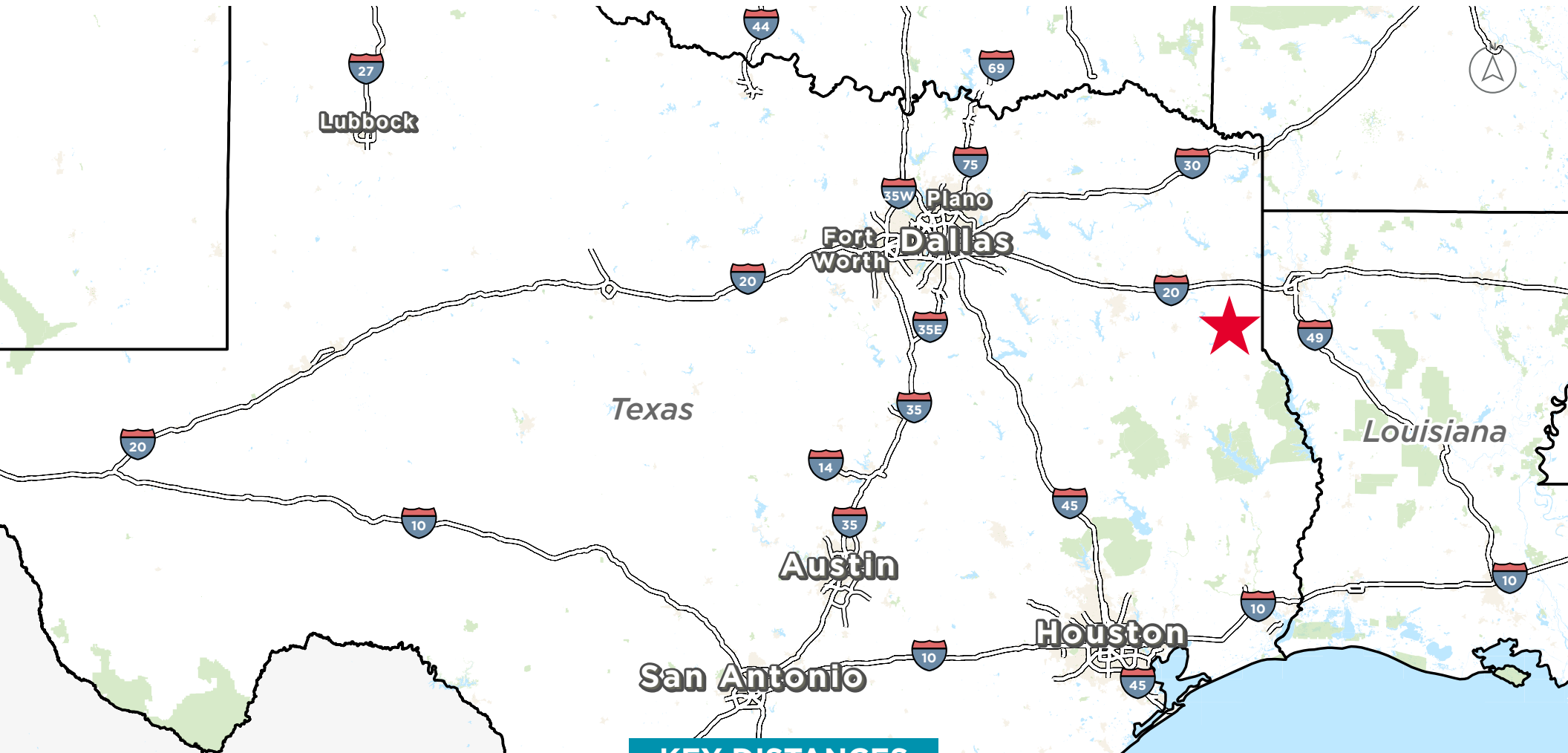


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KEY DISTANCES

200
MILES

HOUSTON

160
MILES

DALLAS

98
MILES

TEXARKANA

63
MILES

TYLER

37
MILES

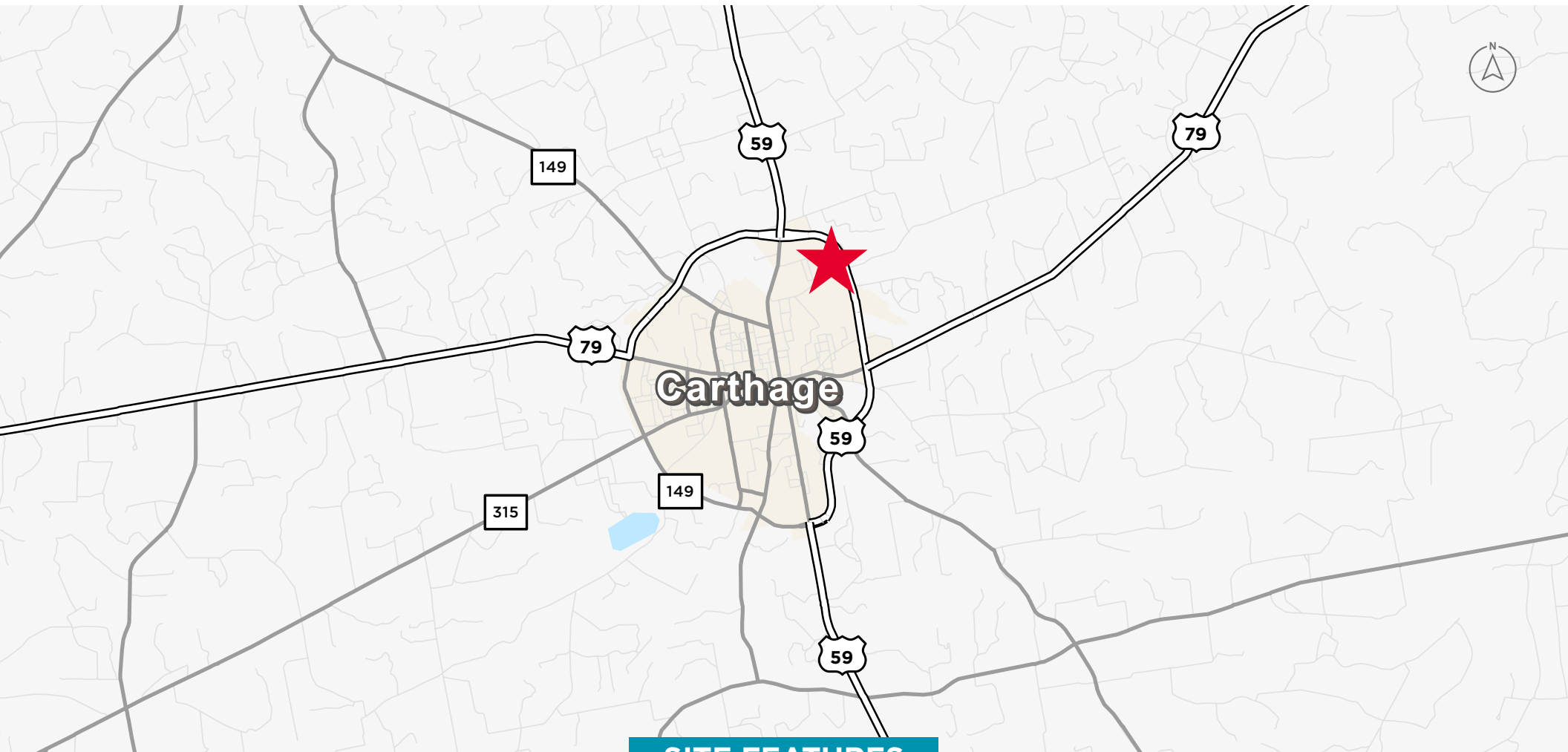
LONGVIEW

47
MILES

SHREVEPORT

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SITE FEATURES

- ACCESS OFF MAJOR HWY
- OFFICE/WAREHOUSE/YARD
- 4 BUILDINGS, ABOVE GROUND FUEL PUMPS, FIRE ALARM

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FOR MORE INFORMATION, CONTACT:

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