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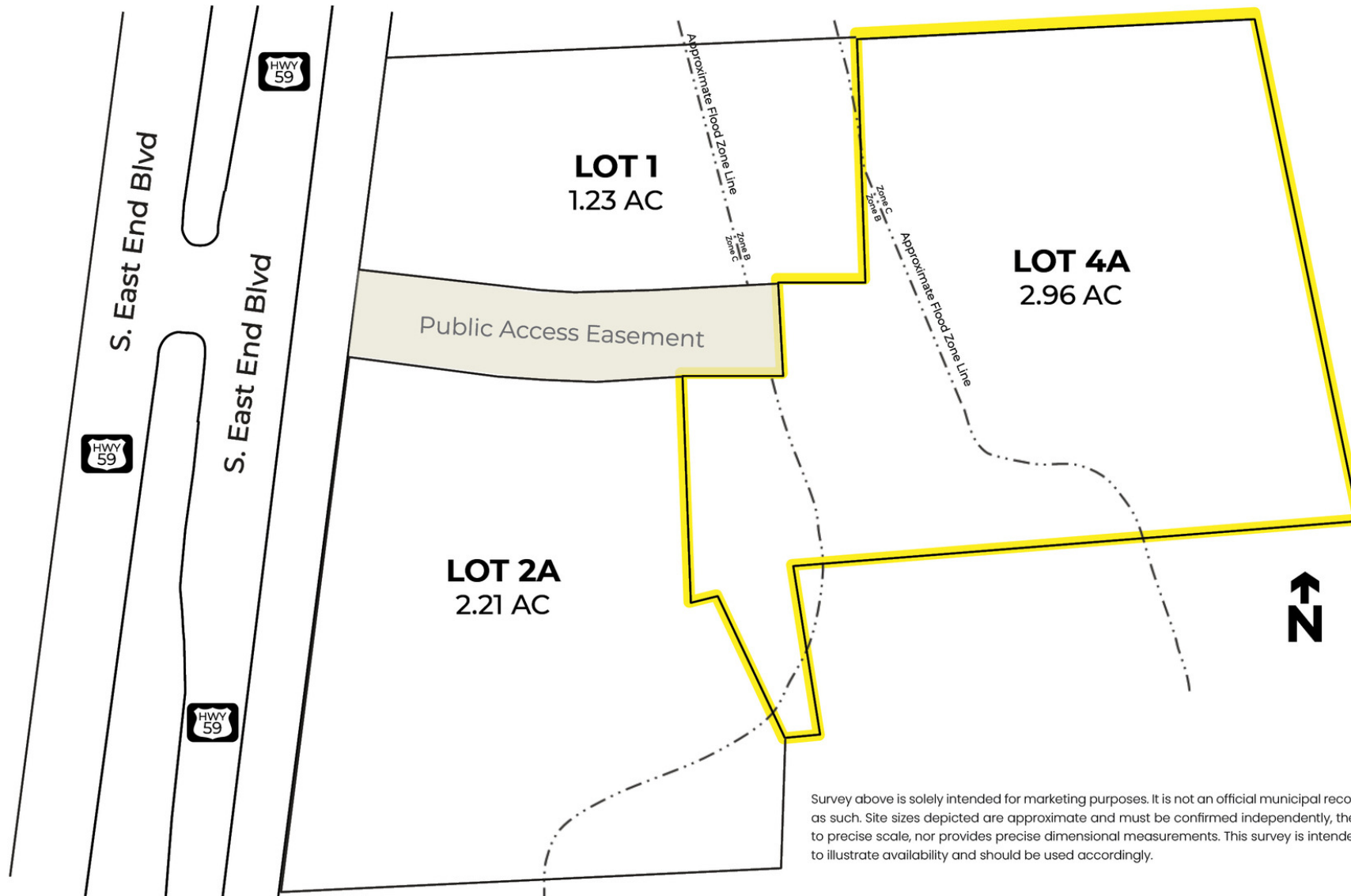


Offering Summary

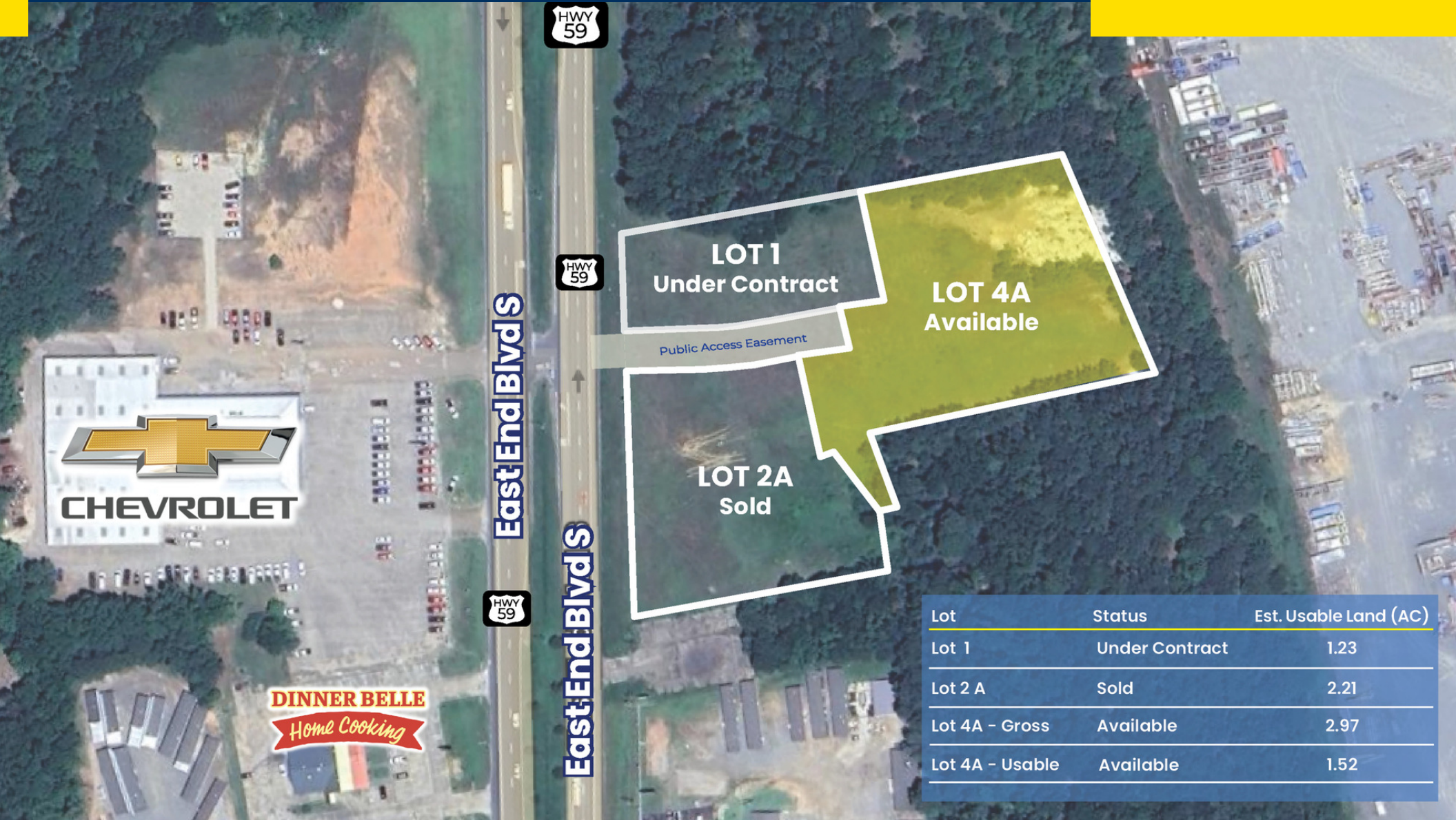
Available Lot Size:	2.96 Acres
Sales Price	\$419,846
Price/SF:	\$3.25 / SF
Tax ID/APN:	R000075308
Zoning:	Commercial
Market:	TX - East Texas

Property Overview

The land is well suited for commercial, retail, office, or light industrial development. A public right of way is in place for a planned access street aligned with the Hwy 59 median cut, providing excellent accessibility and traffic flow. Strong frontage and development flexibility enhance the property's potential for a variety of users and investment strategies. Marshall's strong oil, gas, and legal sectors continue to support the local market. Positioned along S East End Blvd with direct access to US-59 (± 0.1 miles), the site offers quick connectivity to I-20 (± 3.5 miles) and Marshall's primary commercial corridors.



Survey above is solely intended for marketing purposes. It is not an official municipal record and should not be treated as such. Site sizes depicted are approximate and must be confirmed independently, the visual representation is not to precise scale, nor provides precise dimensional measurements. This survey is intended as a visual representation to illustrate availability and should be used accordingly.



Lot	Status	Est. Usable Land (AC)
Lot 1	Under Contract	1.23
Lot 2 A	Sold	2.21
Lot 4A - Gross	Available	2.97
Lot 4A - Usable	Available	1.52

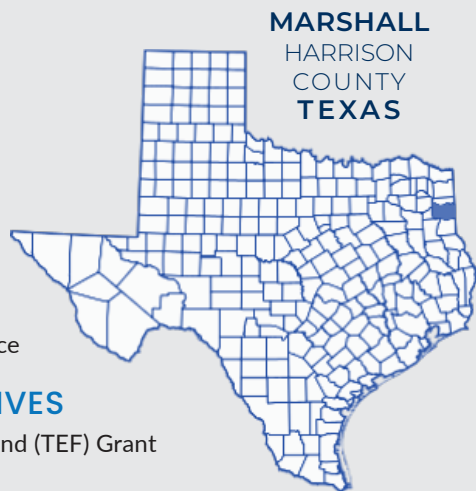
Marshall, Texas MARKET SUMMARY

LOCAL INCENTIVES

- + Infrastructure
- + Property
- + Training
- + Equipment
- + Leases
- + Government Liason
- + Construction
- + Market Research
- + Regional Analysis
- + Abetement Assistance

STATE INCENTIVES

- + Texas Enterprise Fund (TEF) Grant
- + Texas Capital Fund
- + Texas Enterprise Zone
- + Freeport Tax Exemption
- + TX Economic Development Corp.



DEMOGRAPHICS AND ECONOMY

There are 23,651 people and 9,664 households residing in the city. * According to the United States Census Bureau, the city has a total area of 29.6 square miles (77 km²), of that, 29.6 square miles (77 km²) of it is land and 0.1 square miles (0.26 km²) of it (0.27%) is water. The city lies within the Eastern Interconnection rather than the Texas Interconnection making it part of only 15% of the state to lie outside of that power grid.

Marshall's economy is diversified and includes services such as Insurance claims processing at Health Care Service Corporation, also known as BlueCross BlueShield of Texas, education at several institutes of higher learning, manufacturing such as wood kitchen cabinets at Republic Industries and pottery at several manufacturers. Tourism is also an important industry with about one million tourists visiting the city each year. Marshall is home to two major colleges - East Texas Baptist University (ETBU) and Wiley College.

