

2 UNITS FOR LEASE

812 & 814 S Eastman Rd | Longview, TX 75062

Office Space For Lease

Leasing Brochure

Total SF Available: ±28,908 SF



MATTHEWS™

Exclusively Listed By



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Investment Highlights

Property Highlights

- Prime location along S. Eastman Rd. (Hwy 259 Frontage) in Longview
- Convenient access to I-20, Hwy 80 and Loop 281
- Excellent access for local and regional distribution
- Fenced and secured yard
- Excess acreage available for outdoor storage
- Office space includes: open bullpen space, private offices, conference rooms, kitchen, bathrooms, breakrooms

±28,908 SF
Total GLA

\$8 + Expenses
Lease Rate

Unit 812

19,108 SF
GLA

4 Drive-Ins, 2 Dock
Doors

Unit 814

9,800 SF
GLA

3 Drive-In
Doors



Interior Photos



For Lease

MATTHEWS™

812-814 S Eastman Rd
Longview, TX 75062



Longview, TX

Market Demographics



82,765

Total Population

\$62,488

Median HH Income

31,450

of Households

53.6%

Homeownership Rate

38,453

Employed Population

23.1%

% Bachelor's Degree

35.3

Median Age

\$182,700

Median Property Value

Local Market Overview

The Longview market benefits from a range of lifestyle and economic demand drivers that support sustained residential appeal. With a population of approximately 82,765 and modest annual growth, the city offers a strong balance of livability and accessibility. Residents enjoy proximity to regional employers, medical centers, and educational institutions, as well as cultural and recreational amenities such as the Longview Arboretum, Paul Boorman Trail, and the popular downtown arts and music scene. The median age of just over 35 years reflects a workforce-active demographic, while a median household income around \$62,488 supports consistent housing demand across a variety of price points.

Economically, Longview benefits from a diverse base of healthcare, manufacturing and retail employers, positioned at the intersection of U.S. Highway 80, U.S. 259 and Interstate 20. This connectivity supports both commuter access and regional logistics operations. Lifestyle-wise, the market offers affordable cost of living—housing values remain below state and national averages—presenting an opportunity for rental-oriented investment to absorb demand both from in-migration and local households.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	46,426	89,516	124,062
Current Year Estimate	45,540	87,748	121,389
2020 Census	45,295	87,040	119,877
Growth Current Year-Five-Year	0.4%	0.4%	0.4%
Growth 2020-Current Year	0.1%	0.2%	0.3%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	19,820	35,123	47,844
Current Year Estimate	19,423	34,413	46,789
2020 Census	19,275	34,141	46,226
Growth Current Year-Five-Year	0.3%	0.3%	0.4%
Growth 2020-Current Year	0.4%	0.4%	0.5%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$85,670	\$84,684	\$87,028



Local Market Overview

Longview, Texas, presents a stable and affordable housing market within East Texas, offering demographic and economic characteristics favorable to long-term investment. With a population nearing 83,000 and a median household income of approximately \$62,000, the city supports a working-class resident base across healthcare, manufacturing, and retail sectors. Its strategic location at the junction of Interstate 20 and U.S. Highways 80 and 259 provides logistical advantages for residents and businesses alike. The cost of living remains significantly below national averages, and with homeownership rates near 54%, Longview offers continued rental demand from both workforce residents and those priced out of ownership. For multifamily assets, the area's demographic resilience, coupled with moderate growth and limited new supply, creates a solid foundation for occupancy stability and long-term performance.

Economic Drivers

Longview's economic foundation is anchored by a diversified employer base and regional infrastructure that supports continued investment. As a key East Texas city, Longview benefits from its location along the I-20 corridor, providing east-west access between Dallas and Shreveport. The healthcare sector leads local employment, with major institutions like CHRISTUS Good Shepherd and Longview Regional Medical Center employing thousands. Advanced manufacturing, including Eastman Chemical and rail-related industries, adds industrial depth. Education and retail further diversify the workforce. Infrastructure investments—including mobility upgrades and workforce development programs—continue to enhance the region's appeal. With a metro GDP exceeding \$20 billion and proximity to Dallas-Fort Worth just 100 miles west, Longview offers economic connectivity without the congestion or cost of major urban centers.

For Lease

MATTHEWS™

814 S Eastman Rd
Longview, TX 75062



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **814 S Eastman Rd, Longview, TX, 75062** ("Property"). It has been prepared by Matthews™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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