

**ALL FIELDS DETAIL**



<b>MLS #</b>	139393	<b>Present Use</b>	Industrial
<b>Status</b>	ACTIVE	<b>Availability</b>	Sell
<b>Type</b>	Industrial		
<b>Address</b>	1604 S Moody		
<b>Address 2</b>	At Intersection of Hwy 80 and Moody		
<b>City</b>	White Oak		
<b>State</b>	TX		
<b>Zip</b>	75693		
<b>Area</b>	WHITE OAK ISD		
<b>Class</b>	COMMERCIAL		
<b>Asking Price</b>	\$129,999		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>Number of Acres</b>	1.30	<b>Price Per Acre</b>	
<b>Number of Units</b>		<b>Agent</b>	JULIE B WOODS - CELL: (903) 987-9944
<b>Listing Office 1</b>	JULIE WOODS & ASSOCIATES R/E FIRM - MAIN: (903) 212-2896	<b>Listing Agent 2</b>	
<b>Listing Office 2</b>		<b>Listing Agent 3</b>	
<b>Listing Office 3</b>		<b>Comp to Selling Office</b>	Y
<b>Comp to SubAgency</b>	Y	<b>Comp to Buyer Agency</b>	3
<b>Variable Commission</b>	N	<b>EA/ER</b>	ER
<b>Owner Name</b>	Dan L Biggs	<b>Owner Phone</b>	
<b>Listing Date</b>	2/16/2012	<b>Option Period Expire Date</b>	
<b>Entry Latitude/Longitude</b>		<b>Legal</b>	Lot 2 Block 3 Moody
<b>Parcel Number</b>		<b># Buildings</b>	2
<b>County</b>	Gregg	<b>Taxes\$</b>	343.00
<b>Year Built</b>	1976	<b>Year Renovated</b>	
<b>Construction</b>		<b>Lot Size</b>	1.3
<b># Stories</b>	1	<b>Gross Sq Ft</b>	3100
<b>Rented Sq Ft</b>		<b>Tenancy</b>	
<b>Rent Per SqFt</b>		<b>List Price/Gross SQFT</b>	41.94
<b>Gross Income</b>		<b>% Leased</b>	
<b>% Showroom</b>		<b>% Office</b>	10
<b>% Warehouse</b>	90	<b>% Occupied</b>	
<b>Anchor Tenant</b>		<b>Water Utilities</b>	
<b>Electric Utilities</b>		<b>Gas Utilities</b>	
<b>Rail Y/N</b>		<b>Dock Y/N</b>	
<b>Crane Y/N</b>		<b>OHD Y/N</b>	Yes
<b>Fence Y/N</b>	Yes	<b>Security Y/N</b>	
<b>Management \$</b>		<b>Janitorial \$</b>	
<b>Parking</b>		<b>Road Frontage</b>	80
<b>Directions</b>	From Longview, take Hwy 80 W for less than one mile to White Oak. Turn left at Moody (behind Relax Inn). Property on Left.	<b>Foreclosure/Bank Owned</b>	No
<b>Escrow To</b>	Central Title	<b>Escrow Amt\$</b>	1%
<b>Lease Info/Terms</b>		<b>Off Market Date</b>	
<b>Associated Document Count</b>	2	<b>Agent Hit Count</b>	63
<b>Client Hit Count</b>	19	<b>Search By Map</b>	
<b>Tax ID</b>		<b>VOW Include</b>	Yes
<b>VOW Address</b>	Yes	<b>VOW Comment</b>	Yes
<b>VOW AVM</b>	Yes	<b>Update Date</b>	8/16/2012
<b>Status Date</b>	3/9/2012	<b>HotSheet Date</b>	8/16/2012
<b>Price Date</b>	8/16/2012	<b>Input Date</b>	2/16/2012 10:13:00 AM
<b>Original Price</b>	\$170,000	<b>Days On Market</b>	187

**FEATURES**

<b>WILL SELL</b>	<b>SHOWING INSTRUCTIONS</b>	<b>UTILITIES</b>	<b>PROPERTY DESCRIPTION</b>
Cash	Appointment Only	City Water	Gravel Yard
Conventional	Call Listing Office/Agent	City Electric	Fenced Yard
	Owner Occupied	Three Phase	<b>CONSTRUCTION</b>
	Pets/See Remarks	<b>ROAD/PARKING</b>	Brick
	<b>POSSESSION</b>	City Street	Metal

**FEATURES**

At Closing

**FINANCIAL**

Assumable Y/N  
 Escalate Y/N  
 Assumption Payment Amount  
 Lender  
 Loan Balance  
 Minimum Down  
 Financing Remarks

Assumption Amount  
 Qualify Y/N  
 Existing Financing  
 Present Int Rate  
 As Of  
 Owner Financing  
 Confidential Agent Rmks

There is a friendly gold dog that lives on the property.

Additional Showing Instr Please call listing agent to set up appointment. Not on lockbox.

**SOLD STATUS**

How Sold  
 Closing Date  
 Selling Agent 1  
 Approx SqFt  
 Seller Concessions  
 Points Paid By Seller

Contract Date  
 Sold Price  
 Selling Office 1  
 Sold Price Per SqFt  
 First Year Interest Rate  
 Points Paid By Buyer

**ADDENDUM**

Awesome location just off of Hwy 80 at the Longview/White Oak city limit. There is direct access to highway 80 from property. SELLER WILL ALSO CONSIDER LEASING THE PROPERTY AT \$1750/MONTH

**PUBLIC REMARKS**

Great opportunity for warehouse/yard/office in Longview/White Oak area on 1.3 acres. The yard and metal shed of the property is in Longview city limits, the shop and office are in White Oak city limits. The warehouse boasts 3100 gross square fee - 300 of it office and the remainder shop. Office area contains 2 offices, storage and a restroom. Shop has 2 overhead bay doors (approx. 14 ft. high). An additional 4000 sf of shed can be used to store materials and has 3 phase electrical and lighting.

**ADDITIONAL PICTURES****DISCLAIMER**

This information is deemed reliable, but not guaranteed.