

# FOR SALE OR LEASE

## *Fully furnished call center*

2920 TUTTLE STREET  
LONGVIEW, TEXAS



*Fully Furnished*



*Back-up Power Unit*



*Holiday Inn Express across street  
Candlewood Suites next door*

*Population:* 595,100  
(40 Mi. Radius)

*Metropolitan  
Population:* 206,874

*Location:* Intersection of  
Judson Rd and  
Loop 281

*Traffic Count:* 45,486

*Building  
Constructed:* 2002

*Size:* 22,000 SF

*Site Area:* 2.78 AC

*Parking:* 174 Spaces  
All Concrete

*Prior User:* Verizon  
(Vacated April 2010)

*Zoning:* Commercial

*A.C.:* Six (6) Roof  
Mounted Units

*Construction:* Masonry/  
Split Face Block

*Roof:* 7 Years Remaining  
on Extended Warranty

*Workers Available:* 70,000 within a  
40 Mile Radius

*Medium Desired  
Pay Rate:* \$10.84 Per Hour

*Transportation:* Amtrak Station  
Interstate 20 (3 Mi. South)

*Distance from  
Other Cities:* New Orleans 398 Mi.  
Houston 210 Mi.  
Dallas 128 Mi.

CONTACT: **JIM ROBERTS**, President  
214.453.0223 Office  
214.597.2241 Mobile  
[jfrobert@swbell.net](mailto:jfrobert@swbell.net)

**Jim Roberts**  
COMMERCIAL REAL ESTATE BROKERAGE

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*2920 Tuttle Street, Longview Texas*



*Site*

AMERICA'S  
COUNTRY  
STORE

HOLIDAY  
INN EXPRESS

THE  
DINER

CANDLEWOOD  
SUITES HOTEL

JASON'S  
DELI

WET PETS  
& CRITTERS

PAPASITO'S  
MEXICAN

PARTIES  
PLUS

BURLINGTON  
COAT FACTORY

MARDEL

LUBY'S



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