

FOR SALE



Truck Stop with Full Service Restaurant

15481 FM 968 W Longview, TX

Located on south side of FM 968 West, just south of Interstate 20, and just east of Loop 281 in Harrison County, TX.

TOTAL LAND AREA: 15.905 ACRES

TOTAL BUILDING AREA: 20,329 SQ.FT.

Convenience Store/Restaurant Facility	11,217 Sq.Ft.
Office/Warehouse utilized as a Truck Maintenance Facility	4,964 SqFt.
Warehouse utilized as a Truck Terminal	4,148 SqFt.

Convenience Store/Restaurant Facility Amenities:

- *Full Size Restaurant *Sandwich/Pizza Bar *Walkin Cooler/Freezer
- *Retail Area w/2 Restrooms *10 Door Reach in Cooler *Grocery Type Shelving
- *Conference Room *Showers(7) *Washers(3) Dryers(3)
- *Check Out Counter w/3 Registers *Several Accounting/Executive Offices
- *Furniture, Fixtures and Equipment for Truck Stop Operation/Restaurant

Truck Stop Amenities:

- *34 AireDock Stations *Diesel/Unleaded Fuel Stations *3-10,000 gallon Fuel Tanks
- *1-200,000 gallon Diesel Tank *Onsite Water/Septic System *CAT Truck Scale
- *Small Portable Building leased to CB Shop

For More Information,
Contact:

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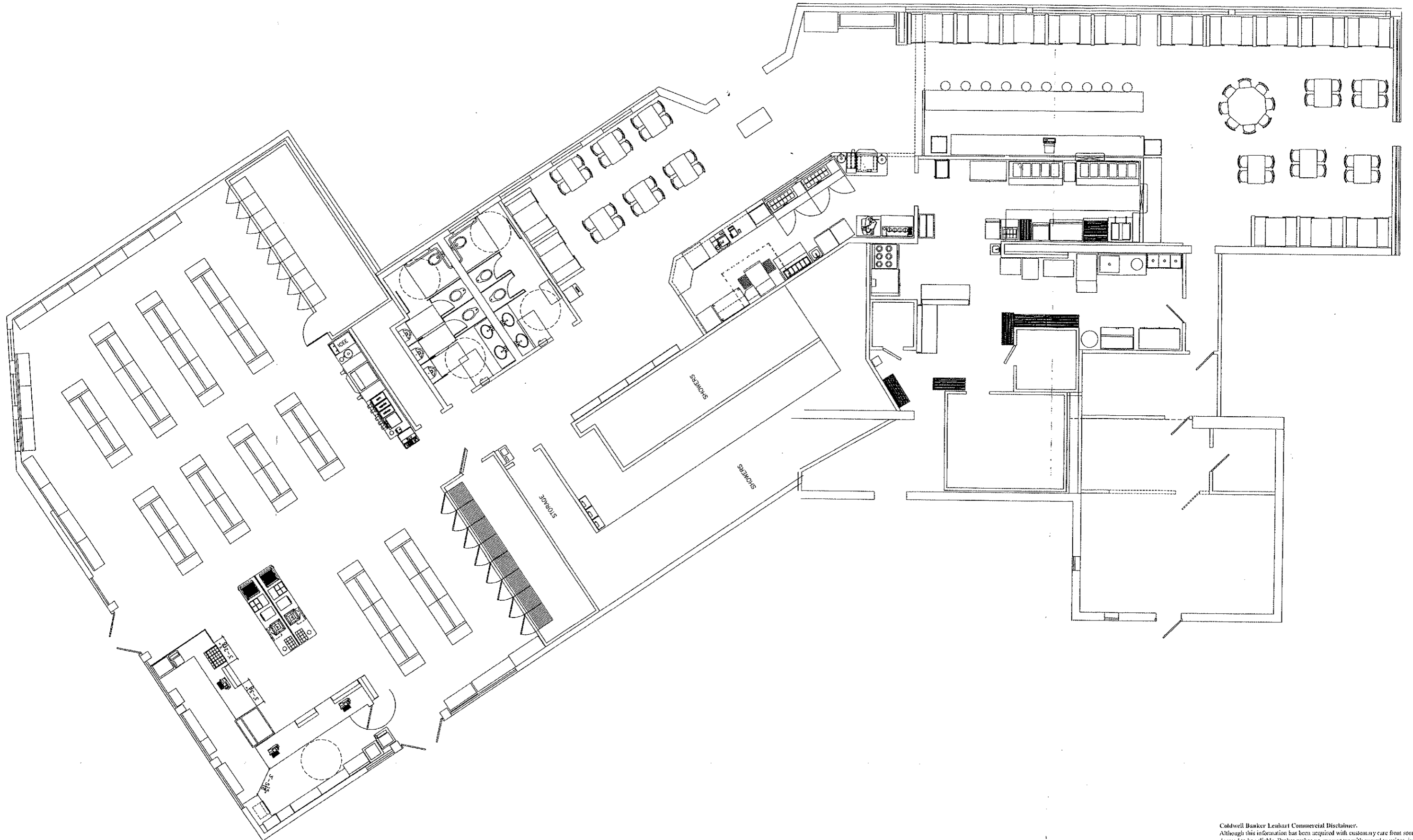
LENHART

304 E. Loop 281, Ste. C
Longview, TX 75605

www.cbcworldwide.com



15481 FM 968 W
Convenience Store/Restaurant Facility
Floor Plan



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