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## Land For Sale

### NWC of Crestwood & Hwy. 80, Marshall, TX

#### Property Overview

- ♦ 1.008 Acres (Vacant Land)
- ♦ Ample Frontage On Crestwood & Hwy. 80
- ♦ Electric- AEP Swepco
- ♦ Zoning– Office District
- ♦ Great Location For Professional or Medical Office Use
- ♦ Water/Sewer- City of Marshall

Although this information has been acquired with customary care from sources deemed to be reliable, Broker makes no guarantees with regard to prices, interim sales, withdrawal from market as well as other events over which Broker has no influence or control. Furthermore, no guarantees are given with regard to the value of this investment proposal, and the Broker recommends the potential buyer consult with advisors for the business, tax and legal aspects before making a final decision.



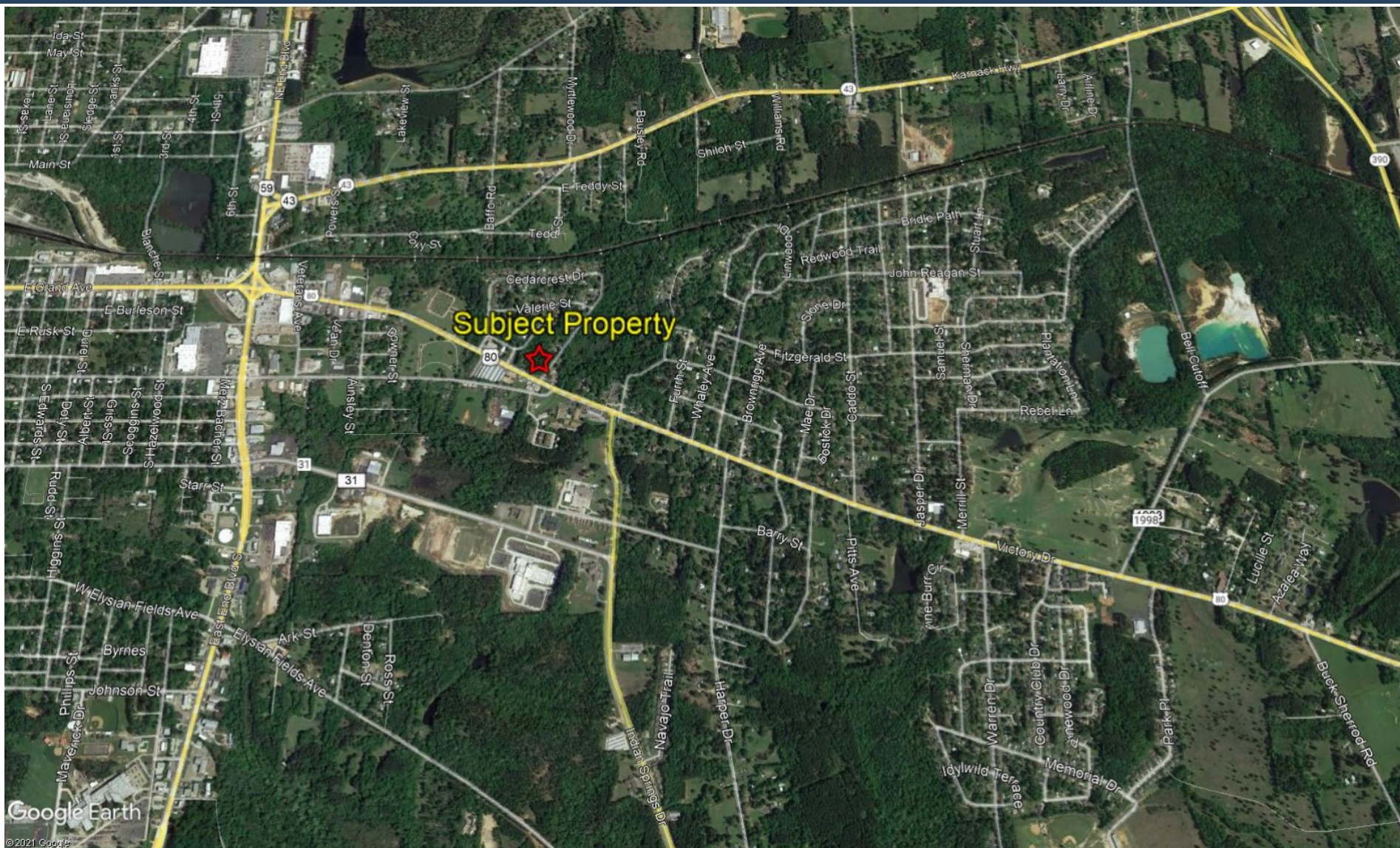
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## Location Map



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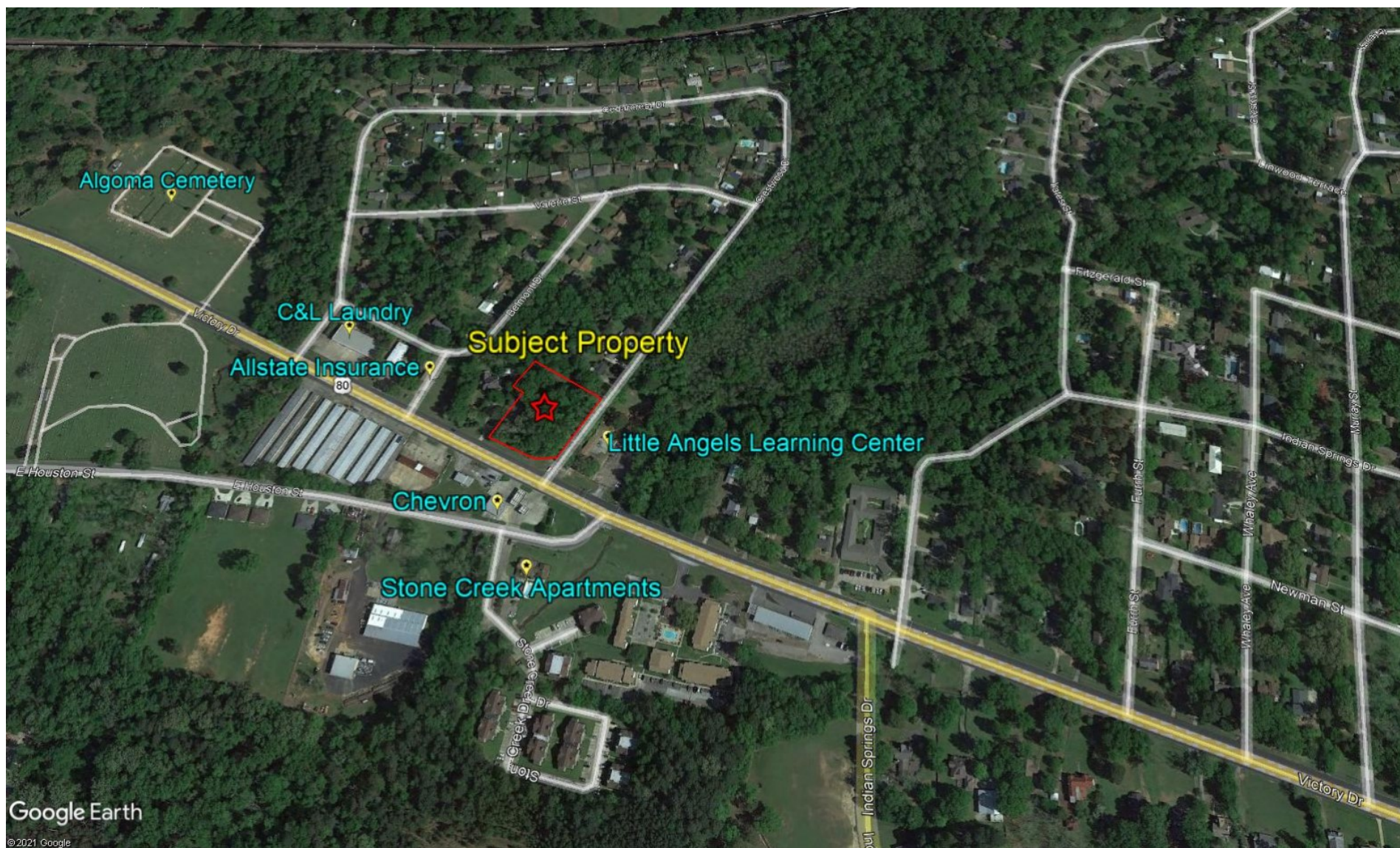
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## Aerial Map



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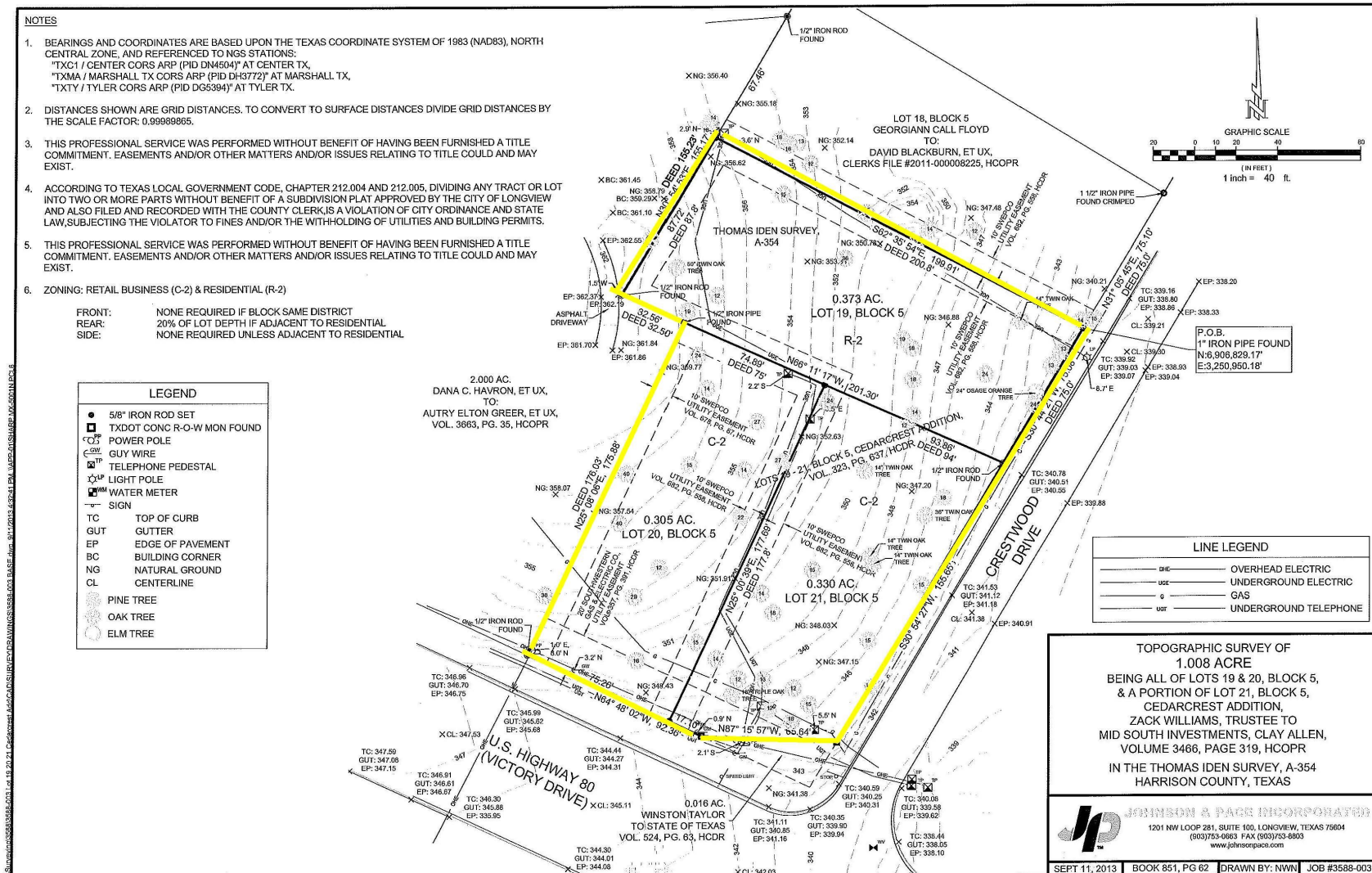
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# NWC Crestwood & Hwy 80 Survey



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