

MIDWEST LAND GROUP PRESENTS

72 ACRES IN

GREGG COUNTY TEXAS

GEORGE RICHEY ROAD, LONGVIEW, TX 75605



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WHERE LOCATION, SCALE & DEVELOPMENT POTENTIAL COME TOGETHER

Positioned in one of East Texas' most sought-after growth corridors, this exceptional 72 +/- acre development tract in Longview presents a rare opportunity for builders, investors, and developers to secure substantial acreage in a rapidly expanding area. Located within the highly desirable Spring Hill ISD, the property combines location, size, access, and development potential in a market where large tracts are becoming increasingly difficult to find.

A proposed high-density plat featuring approximately 194 lots has already been prepared, providing a strong starting point for residential subdivision development and potentially reducing valuable upfront planning time. The size and configuration of the property also provide flexibility for phased development, neighborhood design, and future traffic flow.

Access is a significant advantage, with two points of entry available via unimproved city streets. Cattail Lane

provides access from George Richey Road, while Dollahite Lane provides access from Gregg Tex Road. Two nearby 8-inch water lines further enhance the property's utility planning potential and overall development appeal.

With continued residential growth throughout the Longview area, this tract offers the opportunity to create a signature neighborhood community while capitalizing on long-term demand in the East Texas market. Convenient access to schools, shopping, employment, and other Longview amenities adds to its appeal for future residential development.

The combination of 72 +/- acres, Spring Hill ISD, multiple access points, nearby utilities, and development planning already underway makes this a compelling opportunity for builders, developers, and investors seeking their next large-scale East Texas project.



PROPERTY FEATURES

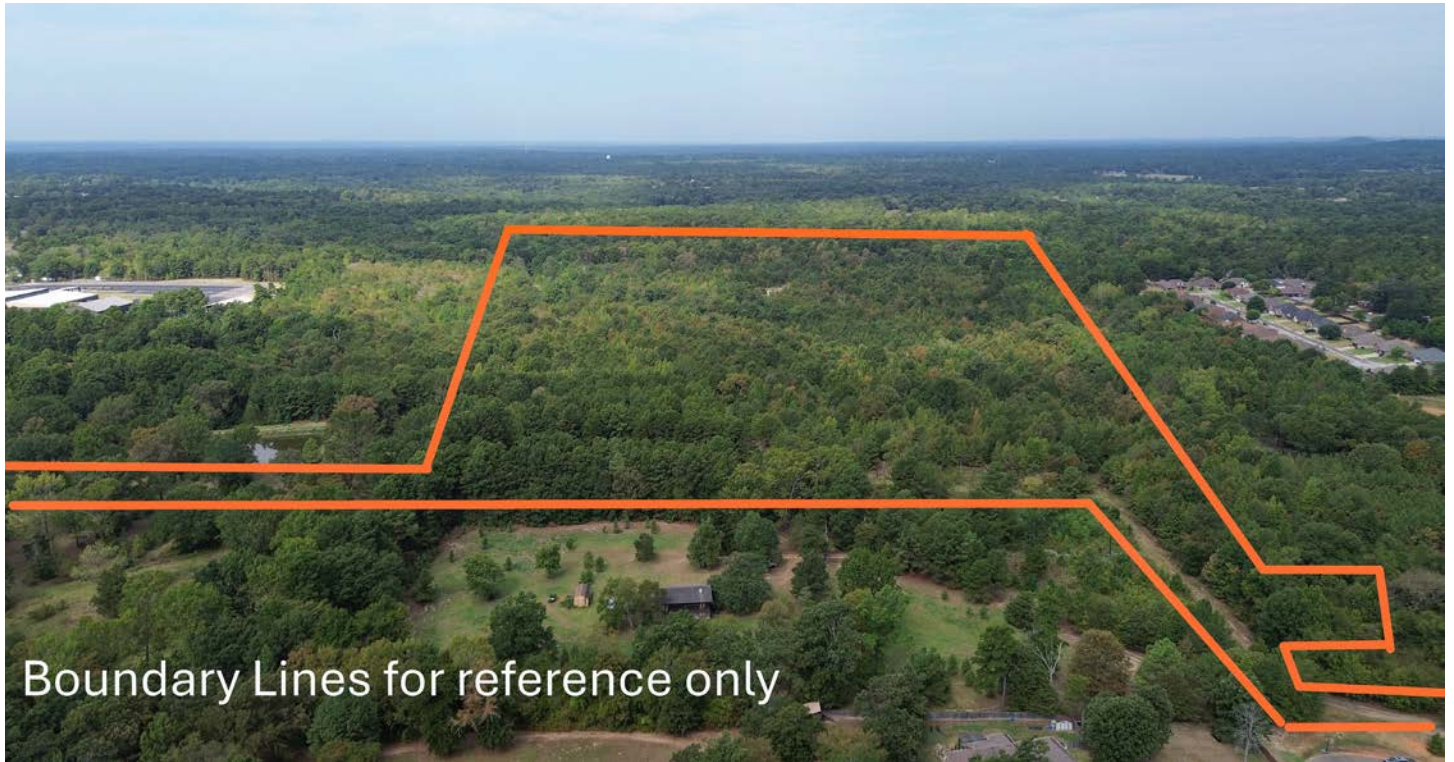
COUNTY: **GREGG** | STATE: **TEXAS** | ACRES: **72**

- 72 +/- acres of prime development potential
- Proposed 194-Lot residential concept
- Located inside Longview city limits
- Highly desirable Spring Hill ISD
- Two potential access points
- Two nearby 8-Inch water lines
- Preliminary development planning underway
- Ideal for builders, developers & investors
- Positioned in a growing residential corridor
- Rare opportunity for a signature Longview community



PROPOSED 194-LOT RESIDENTIAL CONCEPT

A proposed high-density plat featuring approximately 194 lots has already been prepared, providing a strong starting point for residential subdivision development and potentially reducing valuable upfront planning time. The size and configuration of the property also provide flexibility for phased development, neighborhood design, and future traffic flow.



HIGHLY DESIRABLE SPRING HILL ISD

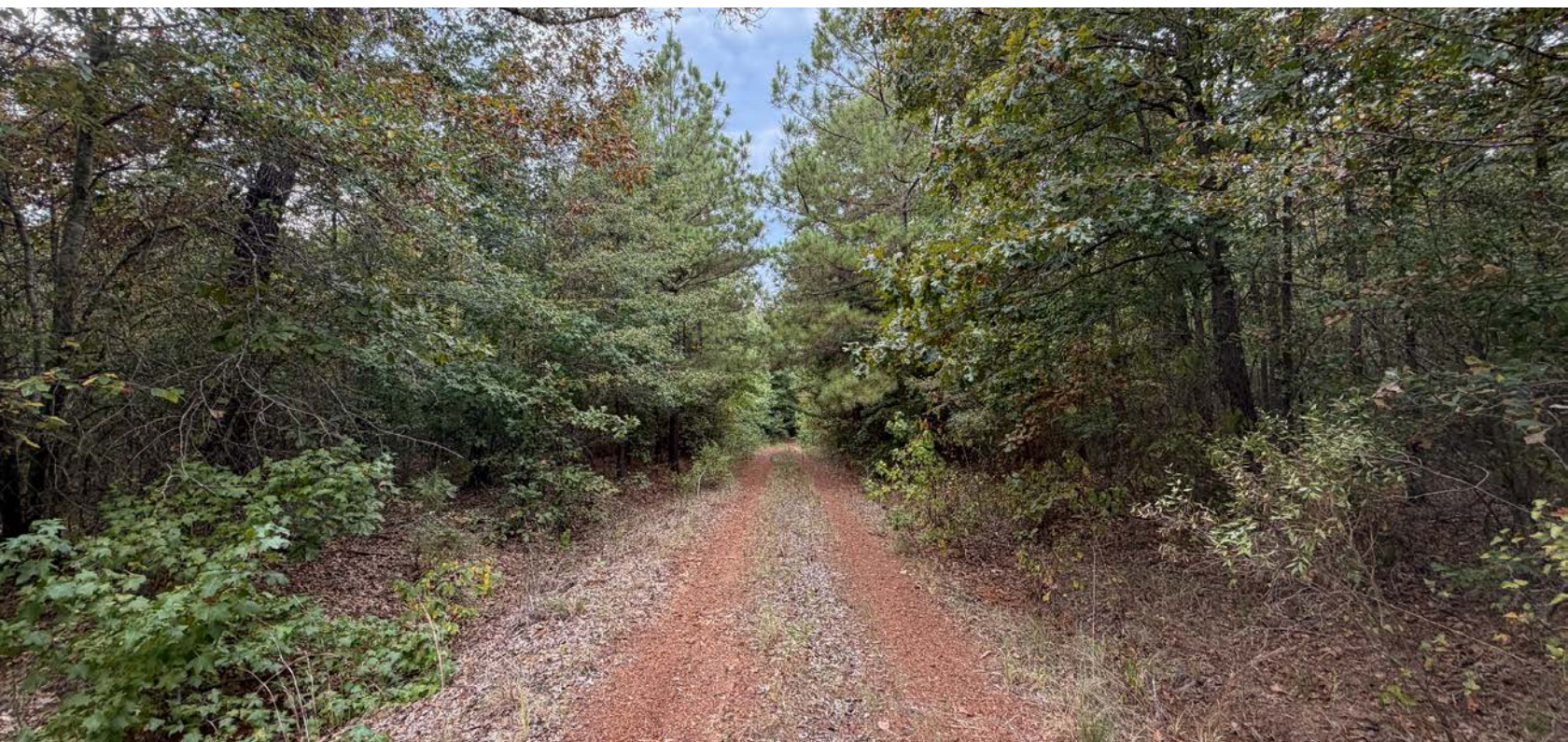


POND



TWO POTENTIAL ACCESS POINTS

Access is a significant advantage, with two points of entry available via unimproved city streets. Cattail Lane provides access from George Richey Road, while Dollahite Lane provides access from Gregg Tex Road.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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Boundary Center: 32° 34' 10.25, -94° 48' 59.45

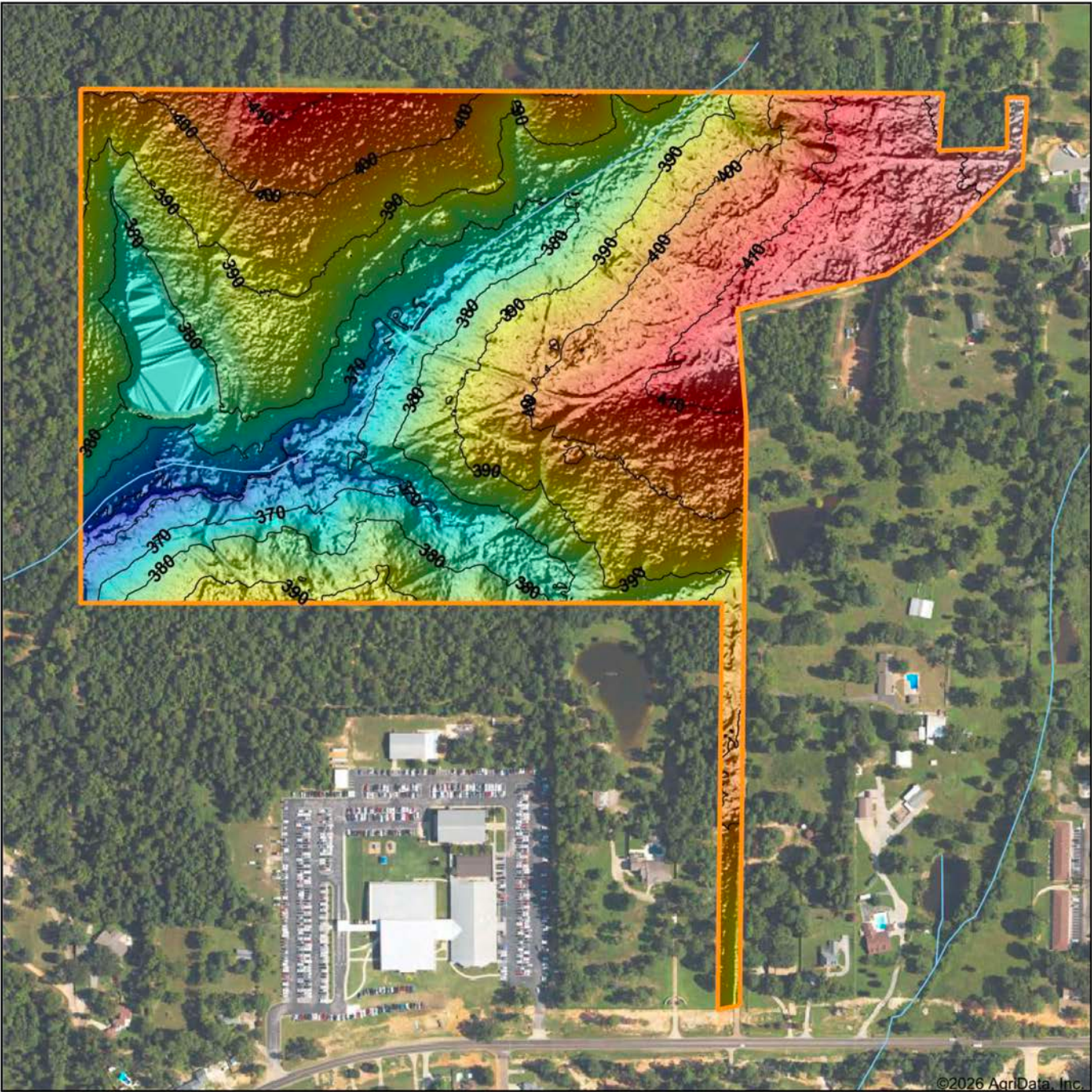
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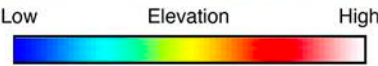
**Gregg County
Texas**

3/25/2026

HILLSHADE MAP



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Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 10
Min: 353.7
Max: 429.5
Range: 75.8
Average: 391.0
Standard Deviation: 14.11 ft

0ft 439ft 878ft

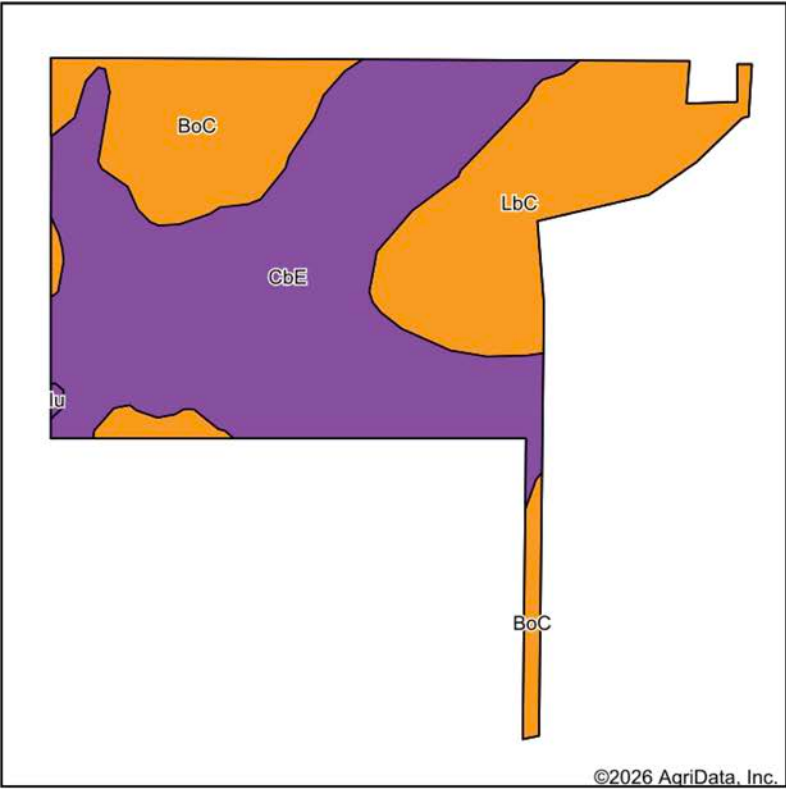


3/25/2026

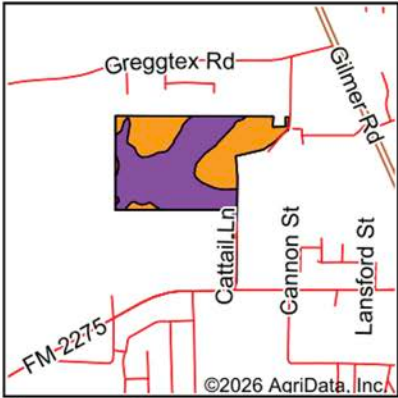
**Gregg County
Texas**

Boundary Center: 32° 34' 10.25, -94° 48' 59.45

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**
County: **Gregg**
Location: **32° 34' 10.25, -94° 48' 59.45**
Township: **Longview Northwest**
Acres: **71.71**
Date: **3/25/2026**



Maps Provided By:



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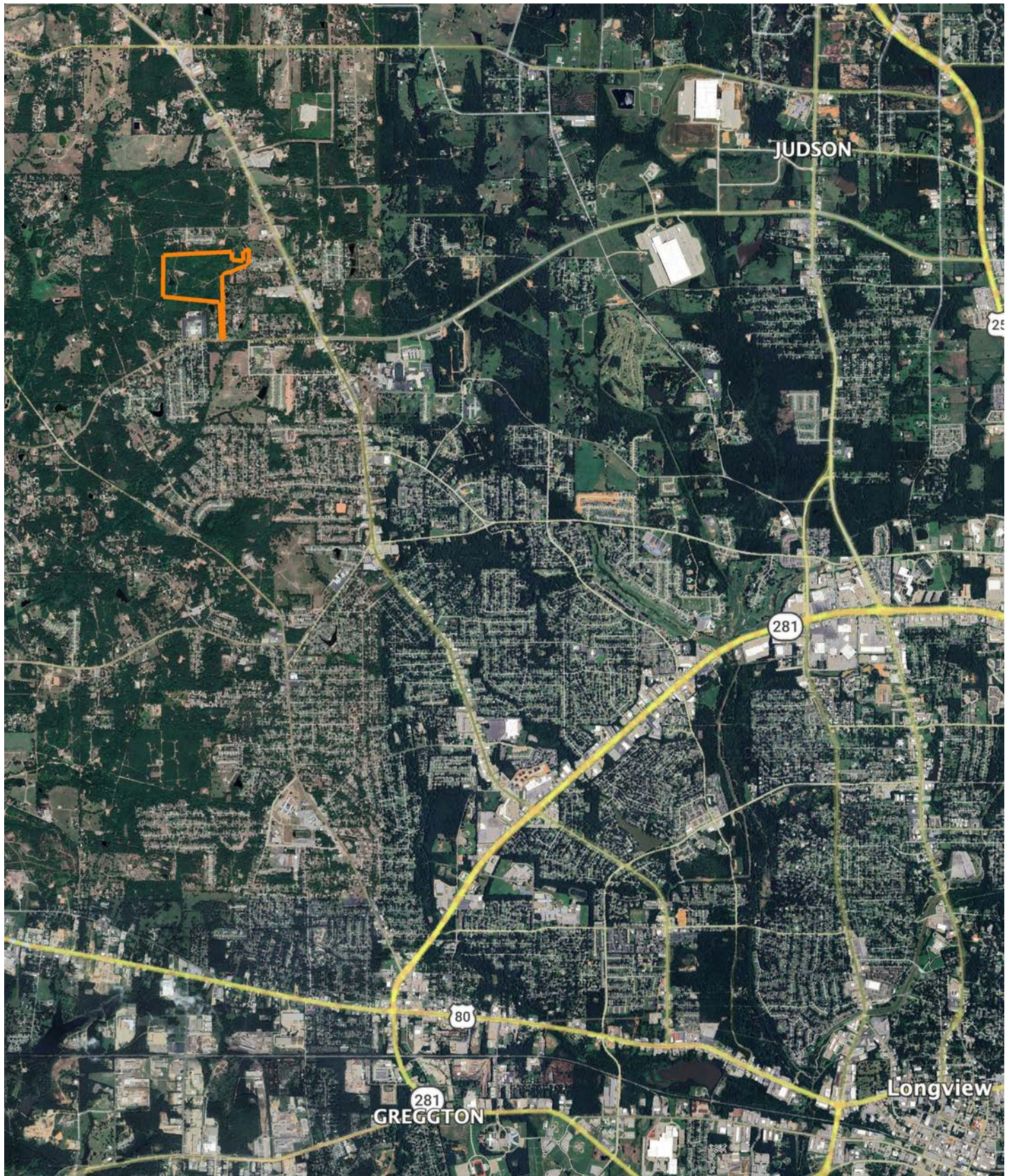
Area Symbol: TX608, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
CbE	Cuthbert fine sandy loam, 8 to 25 percent slopes	40.76	56.8%		> 6.5ft.	Vlle	56	26	31
LbC	Lilbert loamy fine sand, 2 to 5 percent slopes	17.43	24.3%		> 6.5ft.	Ille	51	30	27
BoC	Bowie fine sandy loam, 1 to 5 percent slopes	13.40	18.7%		> 6.5ft.	Ille	80	51	48
lu	lulus fine sandy loam, 0 to 1 percent slopes, frequently flooded	0.12	0.2%		> 6.5ft.	Vw	73	52	52
Weighted Average						5.28	*n 59.3	*n 31.7	*n 33.2

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Based in Longview, Buddy brings a wealth of knowledge about East Texas land, informed by his upbringing in a farming community on the Eastern Shore of Maryland. His lifelong passion for the outdoors, hunting, and exploring rural landscapes is rooted in a tradition of land stewardship, which continues on his family's 200-acre property in Arkansas. This personal connection to rural living, combined with years of hands-on experience, gives Buddy a unique insight into the needs of his clients.

Buddy's background is enriched by his service in the Marine Corps, where he honed valuable skills in leadership, land navigation, and problem-solving. His time as a recruiter and safety manager has equipped him with strong communication skills and a talent for overcoming challenges, all of which he applies to ensure a smooth and successful experience for his clients.

As a member of the VFW, American Legion, and Disabled Veterans Association, Buddy is committed to serving his community with integrity and honor. His firsthand experience as a Midwest Land Group client provides him with a unique perspective on both sides of the buying process. Guided by the Marine Corps motto of "Semper Fidelis," Buddy is dedicated to treating every client with fairness, honesty, and respect, helping them find the property of their dreams.



BUDDY TAYLOR

LAND AGENT

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