

# NATIONAL TRUCK STOP

LONGVIEW, TX | 15481 FM 986 WEST



- Brand new super regional travel center to open 1st quarter 2017
- First major travel center traveling west into Texas from Louisiana along the I-20 corridor in East Texas
- 20,000 SF travel center with co-branding concepts including: Steak & Shake, Subway, and a coffee user
- 15 Total fuel pumps
- 100 Total trucks can be accommodated overnight

## DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE	10 MILE
2017 Population	849	5,172	32,996	105,976
2017 Daytime Population	1,184	7,285	48,341	130,870
2017 Total Households	314	1,933	11,149	40,658
2017 Average HH Income	\$77,237	\$68,602	\$54,823	\$69,170

**CENTER SIZE:**  
20,000 SF

**AVAILABILITY:**  
1,000-4,000 SF

**TRAFFIC COUNTS:**  
I-20: 33,479 VPD  
LOOP 281: 14,146 VPD

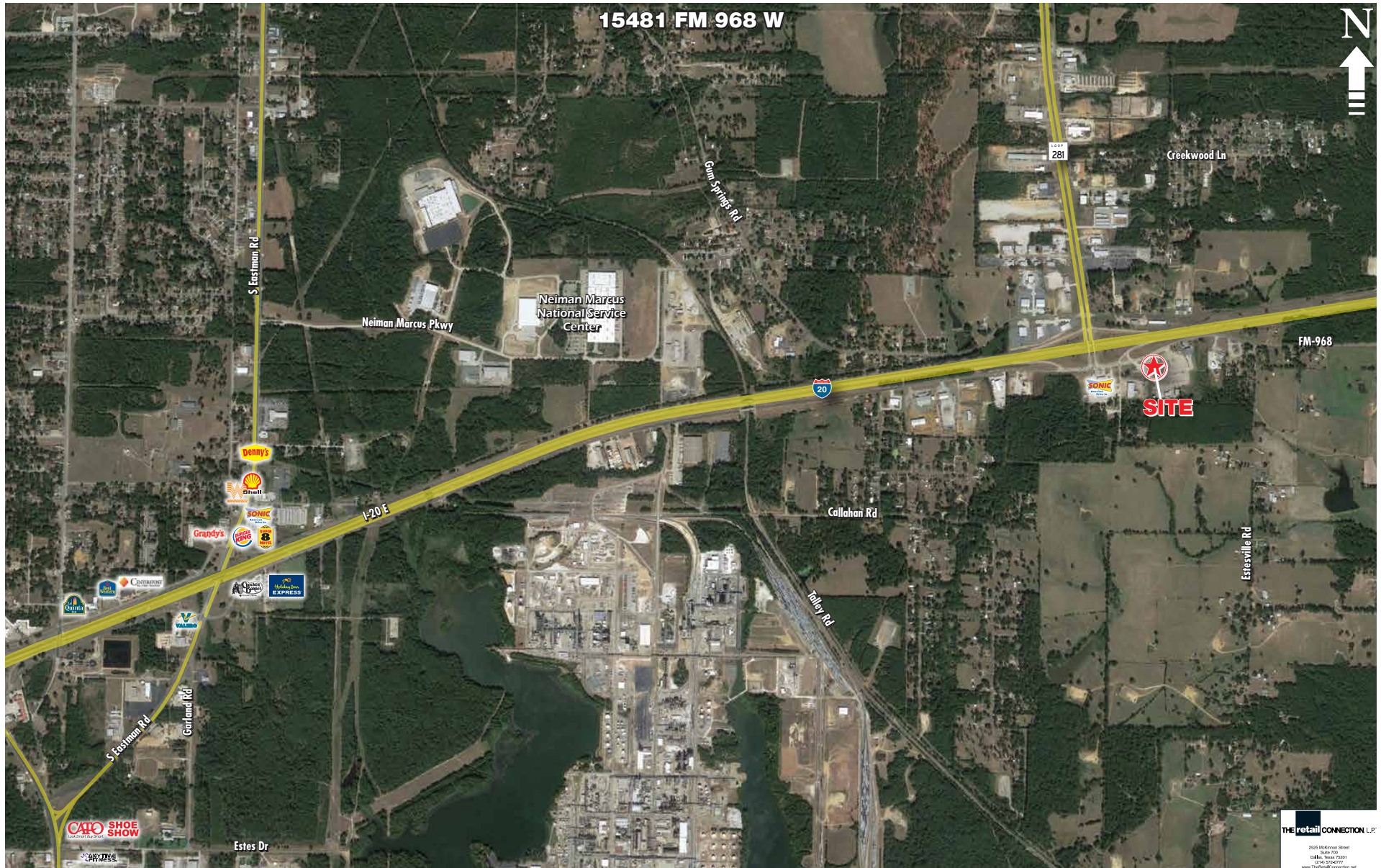
## AREA RETAILERS:





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THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

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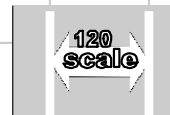


- approx. 200k free standing subway with drive-through
- approx. 100k Scooters coffeehouse with drive-through
- approx. 200k Steak 'n Shack restaurant with drive-through
- approx. 100k Mega convenience store



7 gasoline pumps  
 9 truck fueling with satellite pump  
 approx. 70 truck parking  
 approx. 40 cooler doors  
 over 10000 sks items sold  
 truck shop  
 6 cash registers  
 giant coffee and frozen drink presentation  
 approx. 500000 sf of paving  
 15000 sqft of canopy  
 showers  
 lounge and game room  
 laundry  
 4000 sf of rental  
 Highrise signage

steel superstructure with wood stick construction  
 masonry and stucco exterior  
 LED lighting  
 Class "A" interior finishes and fixtures  
 16'-18" tall o/g  
 24' tall building with 36' tall towers



## TRUCK PLAZA

National truck stop  
 approx. 16 acres  
 approx 20,000sf bldg.

EXHIBIT A

BMH ASBUILT USA

ARCHITECTURE \* DEVELOPMENT \* CONSTRUCTION  
 2410 Walnut Hill Lane, Dallas TX 75229 214-350-1200

# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the

broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>The Retail Connection GP, Inc.</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>0512517</u> License No.	<u>reception@theretailconnection.net</u> Email	<u>214-572-0777</u> Phone
<u> </u> Designated Broker of Firm	<u> </u> License No.	<u> </u> Email	<u> </u> Phone
<u> </u> Licensed Supervisor of Sales Agent/Associate	<u> </u> License No.	<u> </u> Email	<u> </u> Phone
<u> </u> Sales Agent/Associate's Name	<u> </u> License No.	<u> </u> Email	<u> </u> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date