NORTH LOOP PLAZA

LONGVIEW, TX | SWC W. LOOP 281 AND JUDSON ROAD





Power | Community Retail Center | Located in the heart of Longview and adjacent to Longview Mall.

DEMOGRAPHICS:	3 MILE	5 MILE	7 MILE	10 MILE	15 MILE	TA
2026 Population	43,908	83,770	103,056	119,610	174,692	314,088
2026 Total Households	19,405	34,524	41,571	47,884	69,025	122,356
2026 Daytime Population	56,693	95,788	113,794	131,515	182,796	313,971
2026 Average HH Income	$98,052	$92,734	$92,374	$94,131	$94,114	$90,708

CENTER SIZE: +/- 230,000 SF

AVAILABILITY: 1,000 SF – 45,000 SF

TRAFFIC COUNTS

W. LOOP 281: 34,798 VPD

JUDSON ROAD: 21,680 VPD

AREA RETAILERS:

Chuck E. Cheese's, target, HomeGoods, ULTA BEAUTY, HAVERTYS, Academy SPORTS+OUTDOORS, PETSMART, OLD NAVY, sam's club, Walmart Supercenter, FAMOUS footwear, KOHL'S, Ashley HOMESTORE, LOWE'S, THE HOME DEPOT, Burlington, HOBBY LOBBY, Michaels, T.J.maxx, BEST BUY, ROSS, JCPenney, Dillard's

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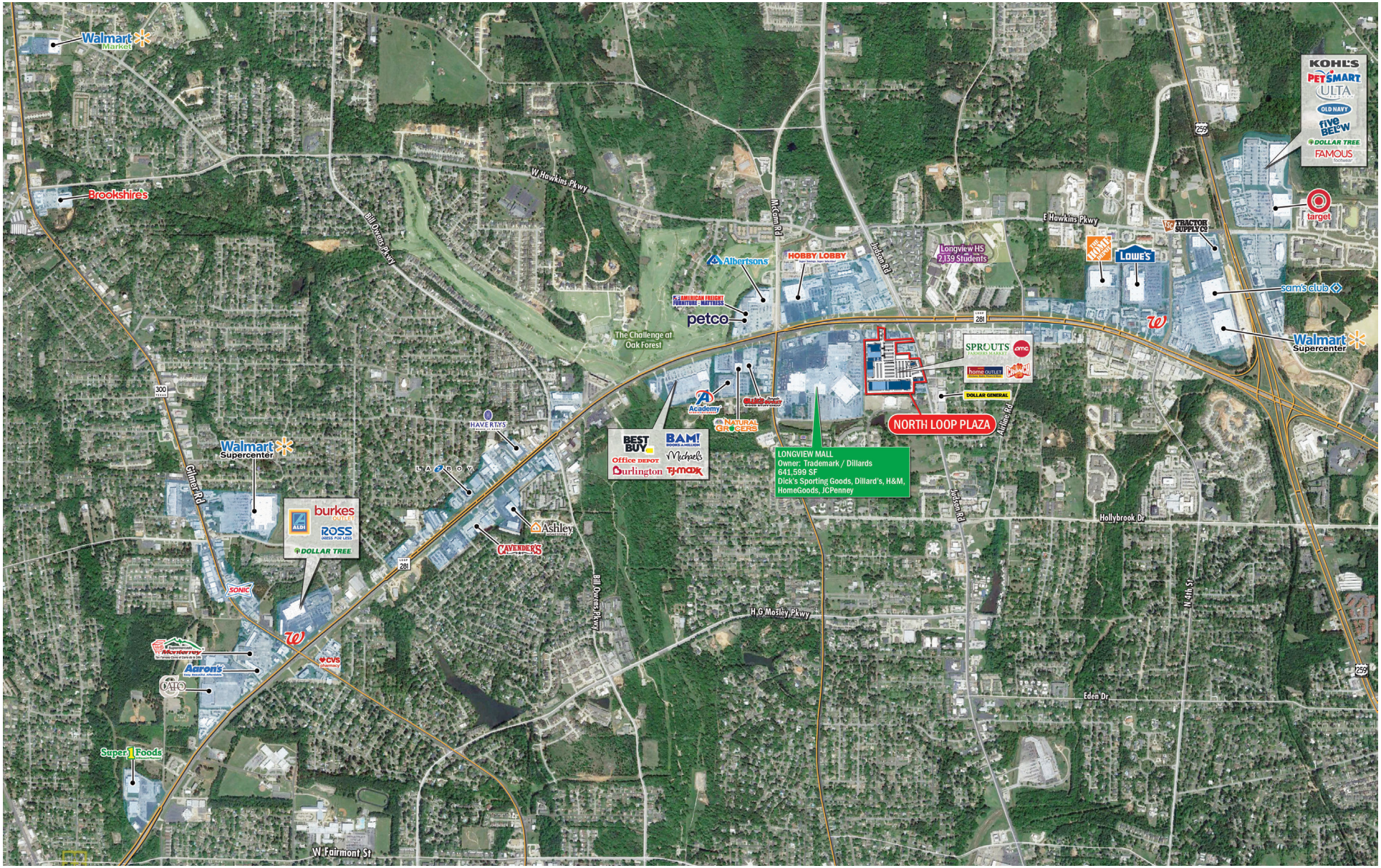
FOR MORE INFORMATION, PLEASE CONTACT:

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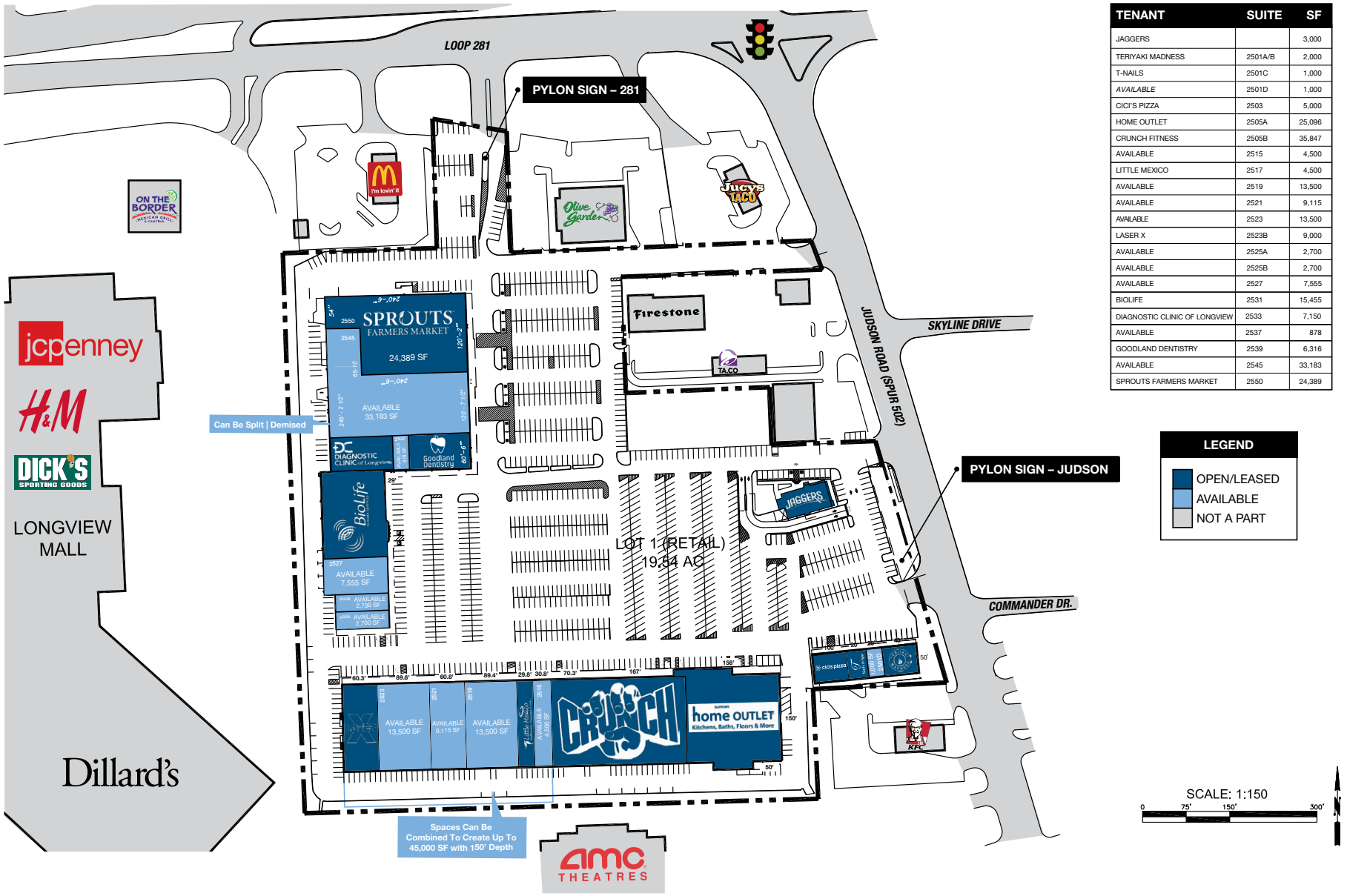
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TENANT	SUITE	SF
JAGGERS		3,000
TERIYAKI MADNESS	2501A/B	2,000
T-NAILS	2501C	1,000
AVAILABLE	2501D	1,000
CICI'S PIZZA	2503	5,000
HOME OUTLET	2505A	25,096
CRUNCH FITNESS	2505B	35,847
AVAILABLE	2515	4,500
LITTLE MEXICO	2517	4,500
AVAILABLE	2519	13,500
AVAILABLE	2521	9,115
AVAILABLE	2523	13,500
LASER X	2523B	9,000
AVAILABLE	2525A	2,700
AVAILABLE	2525B	2,700
AVAILABLE	2527	7,555
BIOLIFE	2531	15,455
DIAGNOSTIC CLINIC OF LONGVIEW	2533	7,150
AVAILABLE	2537	878
GOODLAND DENTISTRY	2539	6,316
AVAILABLE	2545	33,183
SPROUTS FARMERS MARKET	2550	24,389

LEGEND

- OPEN/LEASED
- AVAILABLE
- NOT A PART

SCALE: 1:150

0 75' 150' 300'

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WHY LONGVIEW?

Longview serves as the retail, healthcare and employment hub of East Texas, drawing shoppers from Gregg, Harrison, Upshur, Rusk and surrounding counties. Strategically located along Interstate 20, the city attracts consumers from a regional trade area extending into western Louisiana, making it one of the strongest retail markets in East Texas.

- Population exceeds 82,000 with a regional trade area serving more than 250,000 residents.
- Longview generates over $2 billion in annual retail sales and serves as the primary shopping destination for Northeast Texas.
- Home to major employers including CHRISTUS Good Shepherd Health System, Eastman Chemical, Komatsu, LeTourneau University and Longview Regional Medical Center.
- Excellent regional access via Interstate 20, US Highway 259 and Loop 281.
- Strong healthcare, manufacturing, education and logistics sectors support a robust daytime population.







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WHY NORTH LOOP PLAZA?

Total Annual Visits: 1.4 Million

- Shadow-anchored by Longview Mall, creating one of the city's premier retail destinations.
- National co-tenants include Sprouts Farmers Market, Crunch Fitness, Home Outlet, Jaggers, Teriyaki Madness, BioLife Plasma Services, Goodland Dentistry and Diagnostic Clinic of Longview.
- Directly adjacent to JCPenney, Dillard's, Dick's Sporting Goods, H&M, AMC Theatres, Olive Garden, McDonald's, Firestone and numerous national retailers and restaurants.
- Visitors travel an average of 13.4 miles and return 6.8 times annually, demonstrating strong regional draw and customer loyalty.
- Multiple leasing opportunities from 878 SF to 33,183 SF, including the ability to combine spaces for up to 45,000 SF.

TOP EMPLOYERS

Company	Product | Service	Approximate Employees
CHRISTUS Good Shepherd Health System	Regional healthcare system, hospital & specialty medical services	3,000
Eastman Chemical	Specialty chemicals, plastics and advanced materials manufacturing	1,510
Longview Regional Medical Center	Acute-care hospital and healthcare services	1,393
Dollar General Distribution	Retail distribution and logistics	762
Komatsu	Heavy construction and mining equipment manufacturing	675
AAON Coil Products, Inc.	HVAC heat transfer coils and air conditioning components	613

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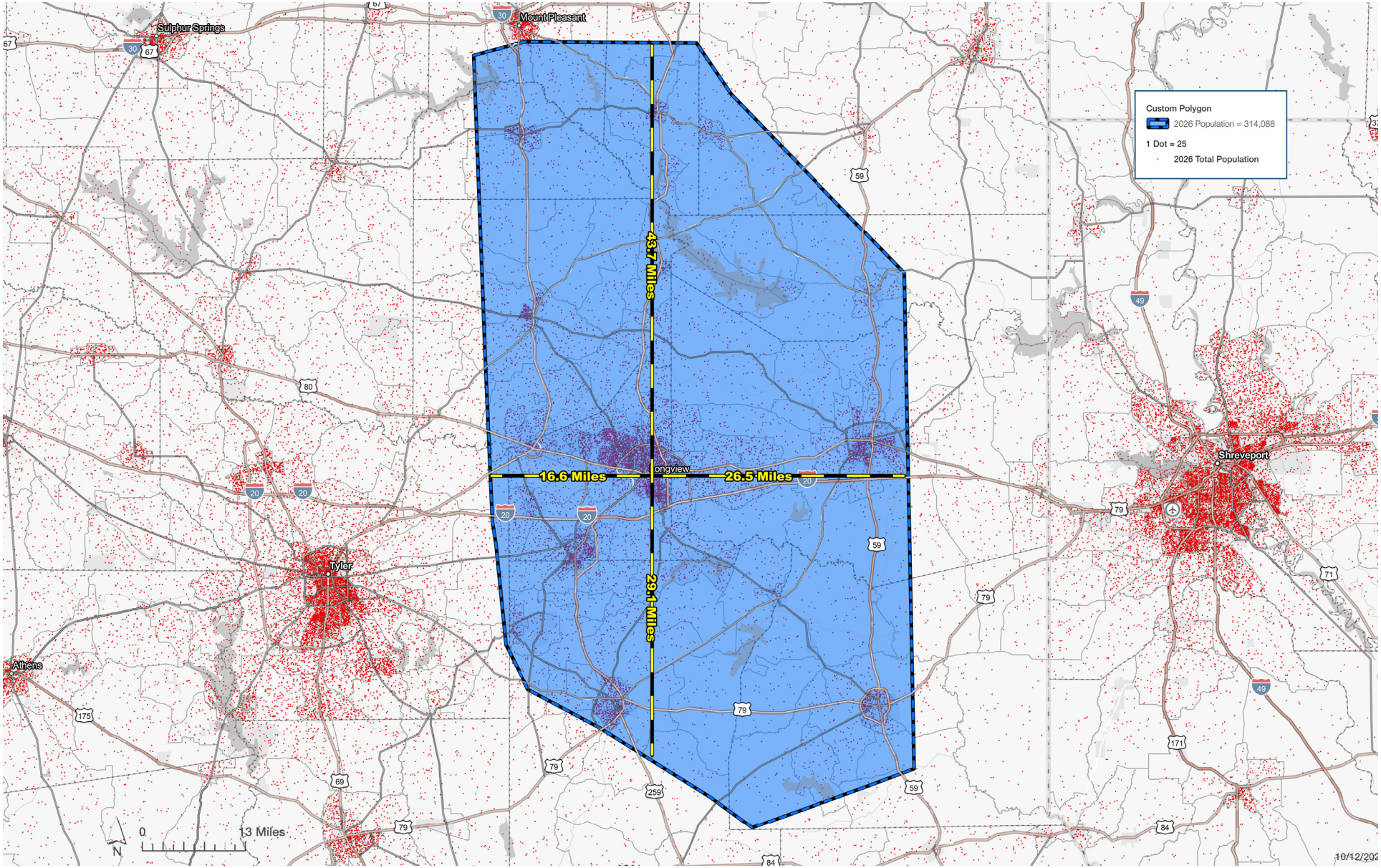
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Information About Brokerage Services

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

EQUAL HOUSING OPPORTUNITY

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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____