

NORTH LOOP PLAZA PAD SITE—RESTAURANT | RETAIL | FAST CASUAL W/ DRIVE-THRU

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



TENANT	SUITE	SF
VACANT	2501A/B	2,000
T NAILS	2501C	1,000
T.O.T. SCRUBS	2501D	1,000
GOP'S PIZZA	2503	5,000
BARTON'S HOME IMPROVEMENT	2505A	25,096
CRUNCH FITNESS	2505B	35,525
VACANT	2515	4,500
LITTLE MEXICO	2517	4,500
GIFTS OF GRACE	2519	13,500
LONGVIEW CLINIC OPERATIONS	2521	9,000
ATHLETIC PERFORMANCE TEXAS	2523	13,500
LABER X	2523B	9,000
STUDIO L SALON	2525A	2,700
PANDORA BEAUTY SUPPLY	2525B	2,700
VACANT	2527	1,800
NEW COVENANT CHURCH	2531	29,129
GOODLAND DENTISTRY	2539	6,316
VACANT	2545	33,615
THE SANDLOT	2547	20,398
VACANT	2547B	3,587

AVAILABILITY: UP TO 38,000 SF
PAD SITE

FOR GROUND LEASE OR BTS
RESTAURANTS: CASUAL DINING,
QSR, FAST FOOD W/ DRIVE-THRU

TRAFFIC COUNTS
W. LOOP 281: 34,255 VPD
JUDSON ROAD: 21,068 VPD

AREA RETAILERS:



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
2021 Population	42,537	84,430	104,595	121,657	175,833	320,105
2021 Total Households	18,398	32,967	39,834	46,149	66,221	119,666
2021 Daytime Population	51,524	99,372	121,008	135,866	199,737	348,628
2021 Average HH Income	\$83,610	\$76,227	\$76,474	\$77,555	\$76,378	\$72,188



FOR MORE INFORMATION, PLEASE CONTACT:

STEVE GREENBERG
214.572.8403
sgreenberg@theretailconnection.net

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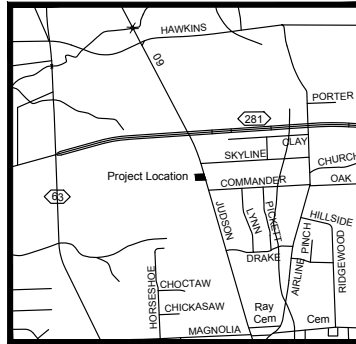
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LEGEND

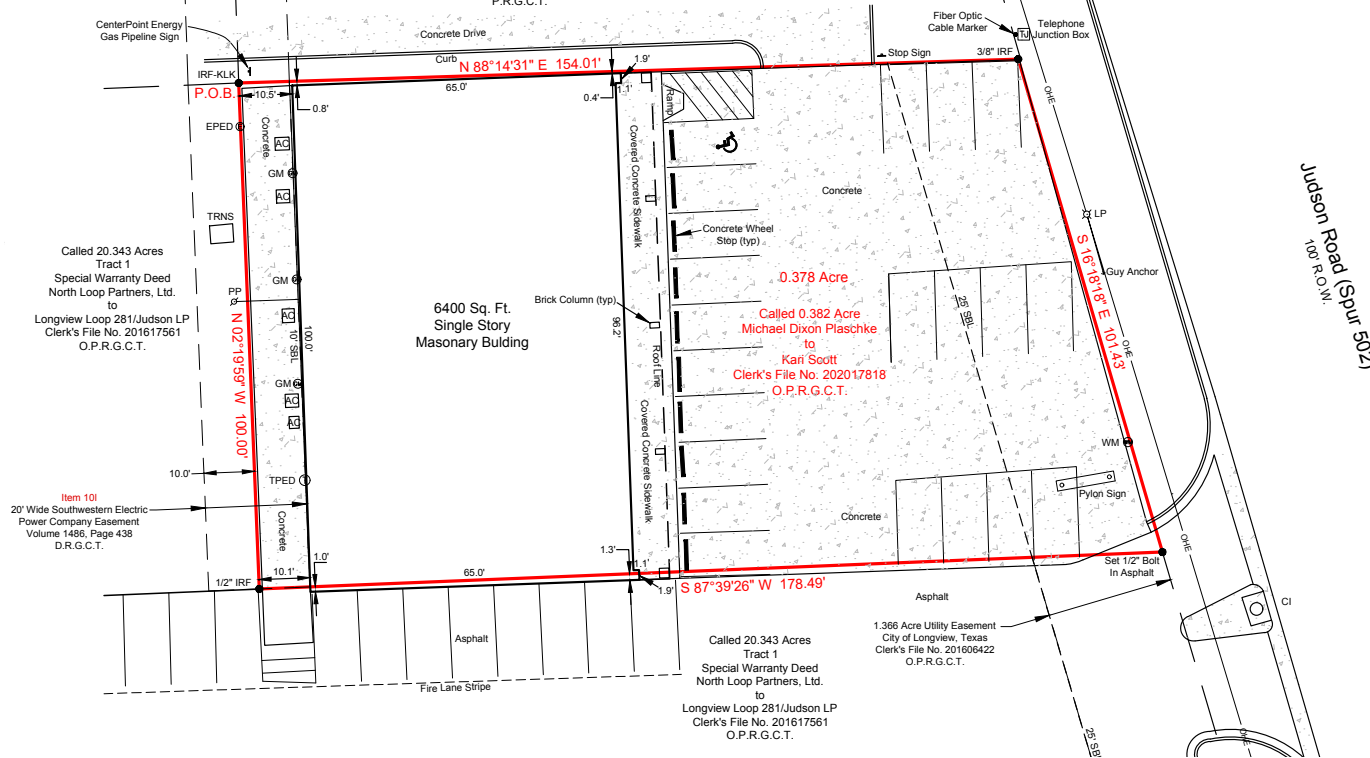
These standard abbreviations will be found in the drawing.

AC	AIR CONDITIONING UNIT
CI	CURB INLET
EPED	ELECTRIC PEDESTAL
GM	GAS METER
IRF	1/2" IRON ROD FOUND
IRF-KLK	1/2" IRON ROD FOUND WITH CAP STAMPED KLK # 4686
JBT	JUNCTION BOX TELEPHONE
LP	LIGHT POLE
OHE	OVERHEAD ELECTRIC
PP	POWER POLE
TPED	TELEPHONE PEDESTAL
TRNS	ELECTRIC TRANSFORMER
WM	WATER METER

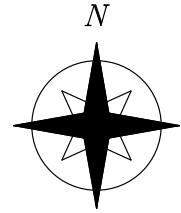


Vicinity Map
N.T.S.

Southern Multifoods, Inc.
Lot 1, Block 1
Taco Bell Addition - Judson
Cabinet C, Page 320
P.R.G.C.T.



Skyline Drive



Judson Road (Sur 502)
100' R.O.M.

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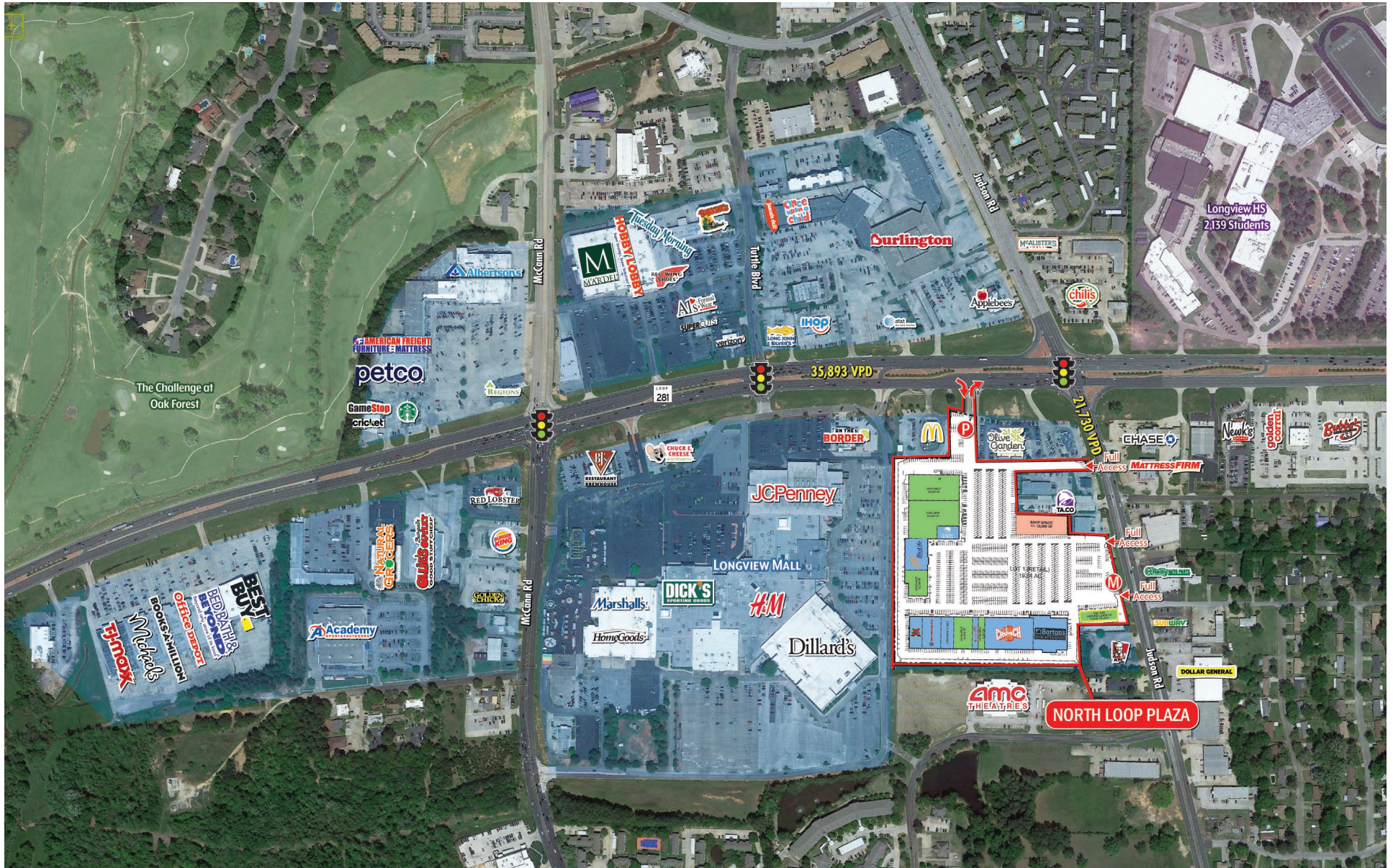
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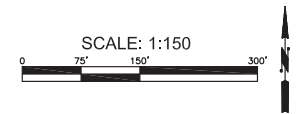
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LEGEND	
	OPEN/LEASED
	AVAILABLE
	LOI
	AT LEASE/CONTRACT
	FUTURE PHASE
	NOT A PART



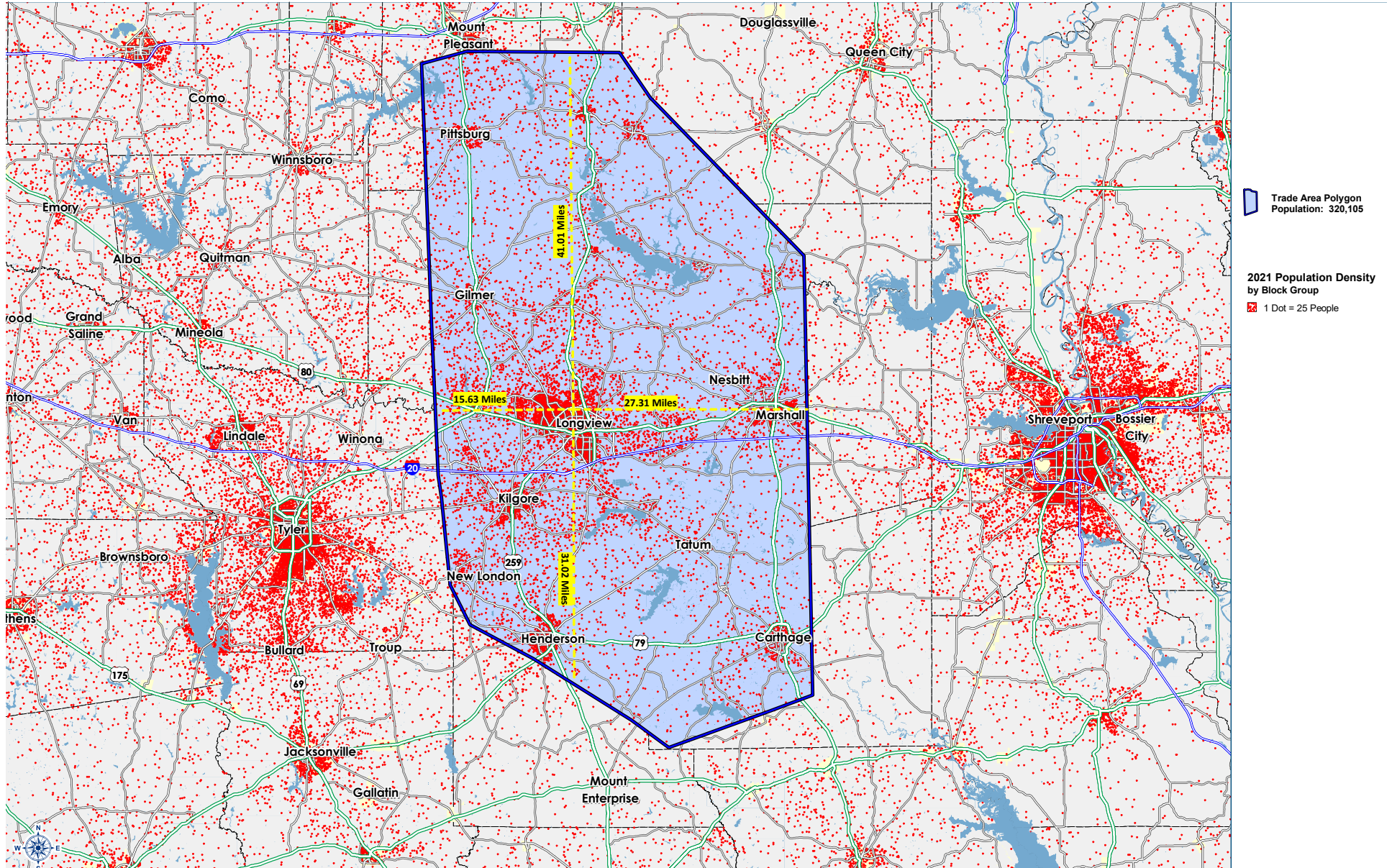
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Information About Brokerage Services



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

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