

FOR LEASE

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LONGVIEW TOWNE CROSSING

US HIGHWAY 259 & HAWKINS PARKWAY | LONGVIEW, TX 75605

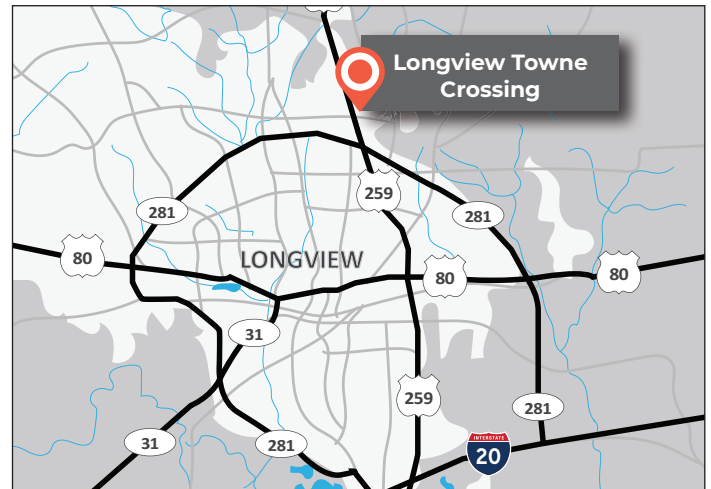


AVAILABLE SPACE

- Suite C-103: 5,000 SF (Available 11/2026)
- Suite D-102A: 1,200 SF
- Suite D-113: 1,319 SF
- Suite D-109: 1,700SF (Available 30 days)

OVERVIEW

- 150,776 SF Target & Kohl’s anchored center
- One second-generation restaurant and two small retail spaces available
- Positioned at the northeast corner of US Highway 259 and Hawkins Parkway for high visibility and easy access
- High foot traffic



DEMOGRAPHICS

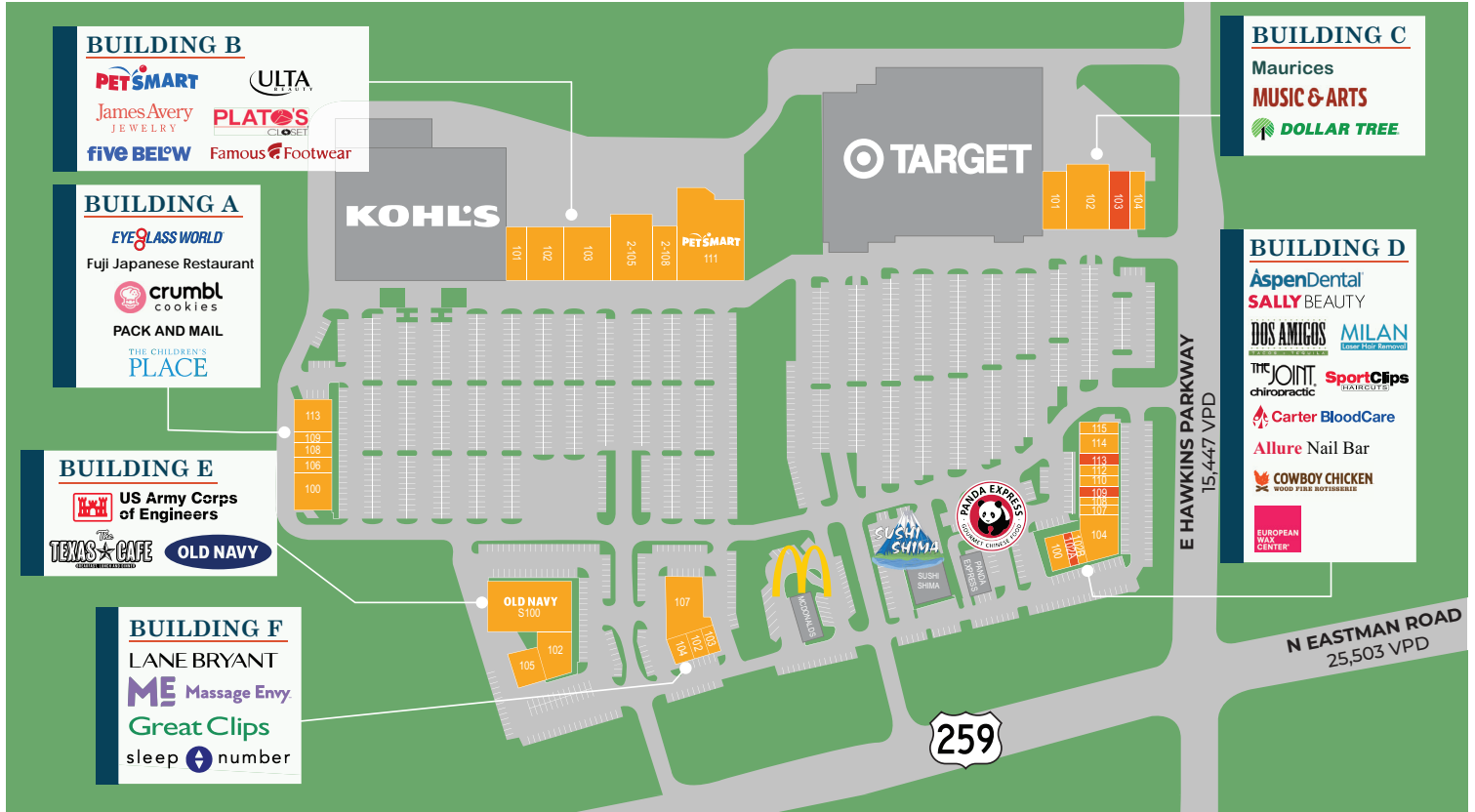
	1 MILE	3 MILE	5 MILE
Population	3,226	28,345	68,694
Total Households	1,497	12,483	27,947
5 Year Pop. Growth	0.1%	0.3%	0.3%
Avg. HH Income	\$101,207	\$83,260	\$80,546

TRAFFIC COUNTS

N Eastman Road (US 259)	25,503 VPD
E Hawkins Parkway	15,447 VPD
E Loop 281	29,981 VPD

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Suite	Building A	SF
100	EyeGlass World	4,500
106	Fuji Japanese Restaurant	2,702
108	Crumbl Cookies	1,711
109	Pack & Mail	1,628
113	The Children's Place	4,100

Suite	Building B	SF
101	James Avery	3,128
102	Famous Footwear	6,500
103	Five Below	10,000
105	Ulta Beauty	10,003
108	Plato's Closet Longview	4,492
111	PetSmart	20,183

Suite	Building C	SF
101	Maurices	4,840
102	Dollar Tree	10,000
103	Available 11/2026	5,000
104	Music & Arts	3,023

Suite	Building D	SF
100	Cowboy Chicken	2,546
102A	Available	1,200
102B	European Wax Center	1,427
104	Aspen Dental	4,000
107	Sport Clips	1,190
108	Milan Laser	1,496
109	Available - 30 Days	1,700
110	Sally Beauty Supply	1,400
112	Carter Bloodcare	3,158
113	Available	1,319
114	The Joint	1,300
115	Dos Amigos Taco Shop	2,000

Suite	Building E	SF
100	Old Navy	15,072
102	The Texas Cafe	3,918
105	Army of Corps of Engineers	5,140

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

YOUNGER PARTNERS DALLAS, LLC	9001486	moody.younger@youngerpartners.com	214-294-4400
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
MOODY YOUNGER	420379	moody.younger@youngerpartners.com	214-294-4412
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date