



SCARBOROUGH  
COMMERCIAL REAL ESTATE



# Hawkins Crossing Retail Center For Sale

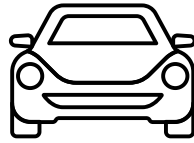
3052 N Eastman Rd | Longview, TX 75605

# INVESTMENT SUMMARY



PROPERTY SIZE

**16,250 SF**



TRAFFIC COUNT

**24,625 VPD**



PRICING

**\$3,500,000**

## INVESTMENT DETAILS:

Discover an exceptional investment opportunity with Hawkins Crossing, a well-established retail center located on a major thoroughfare in Longview, Texas. This property boasts a remarkable 93% occupancy rate, featuring a diverse mix of tenants with long-term leases that ensure steady income and minimize turnover.

Strategically positioned for maximum visibility and accessibility, the retail center benefits from high traffic counts, include ample parking, and attractive storefronts.

The current tenant roster includes a blend of popular national brands and local favorites, creating a vibrant shopping experience that appeals to a broad demographic.

### • Property Overview:

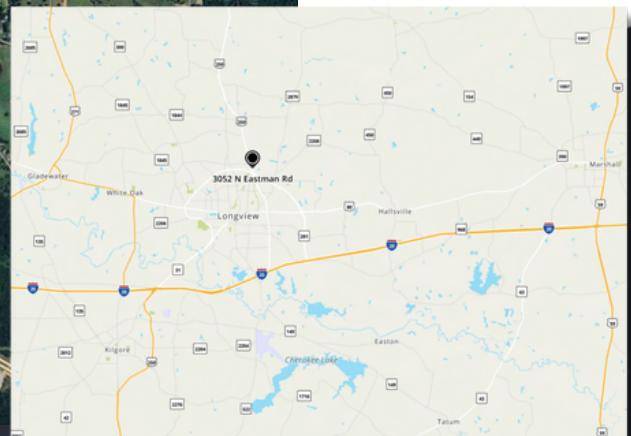
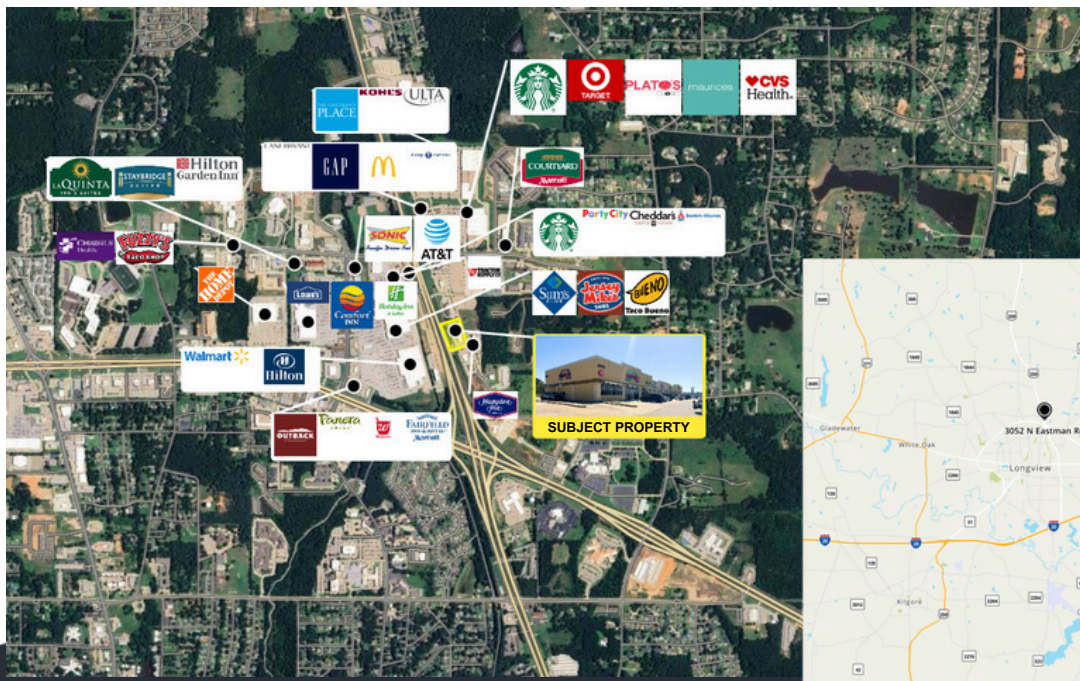
- 7 units leased to a mix of well-known local and national tenants
- Long-term NNN (triple-net) leases in place
- 1,100 SF single unit currently vacant, providing potential for additional income
- All leases include built-in rent escalations, ensuring income growth over time

### • Investment Opportunity:

- Stable income stream from reputable tenants with a strong track record
- Potential upside with pro forma cap rate of 8.8% at full occupancy

• **Acres:** 2.01 acres

• **Frontage:** 426 feet on Hwy 259





## INVESTMENT HIGHLIGHTS:

- Current Net Operating Income (NOI): \$237,700
- Current Cap Rate: 6.8%
- Pro Forma NOI: \$306,743 (with full occupancy)
- Pro Forma Cap Rate: 8.8% (with full occupancy)
- Property boasts stability, growth potential, and quality tenant mix for prospective investors



## INVESTMENT CONTACT:

**Stephanie Taylor**  
**Associate**

(903) 570-7366

[stephanie@scarboroughcre.com](mailto:stephanie@scarboroughcre.com)







# KEY DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius
<b>POPULATION</b>		
2024 Estimated Population	3,243	32,838
2029 Projected Population	3,213	33,383
2020 Census Population	3,430	32,332
2010 Census Population	2,156	28,790
Historical Annual Growth 2010 to 2024	3.60%	1.00%
Median Age	45.54	37.98
Population Density (/Square Mile)	1032.26	1161.40
<b>HOUSEHOLDS</b>		
2024 Estimated Households	1,550	14,115
2029 Estimated Households	1,512	14,175
2020 Census Households	1,597	14,061
2010 Census Households	944	12,213
Historical Annual Growth 2010 to 2024	4.59%	1.11%
<b>INCOME</b>		
Average household Income	\$97,622	\$106,450
Median household income	\$71,232	\$71,870
Per capita income	\$47,158	\$45,944
<b>EDUCATION</b>		
Less than 9th Grade	1.13%	2.56%
Some High School	4.06%	4.69%
High School Graduate	16.45%	22.87%
Some College	28.10%	26.68%
Associate Degree	8.66%	9.08%
Bachelor's Degree	26.79%	22.62%
Graduate or Professional Degree	14.82%	11.50%
<b>BUSINESS</b>		
Total Establishments	404	2,459
Total Employees	4,546	20,599
Average Employees Per Business	11.24	8.38
Residential Population Per Business	8.02	13.35





## 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.

11-2-2015



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

Scarborough Commercial Real Estate, LLC	9010976	sam@scarboroughcre.com	903.707.8560
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Samuel Scarborough	687976	sam@scarboroughcre.com	903.570.7366
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