

LONGVIEW MARKETPLACE

103 WEST LOOP 281 - LONGVIEW, TX 75605

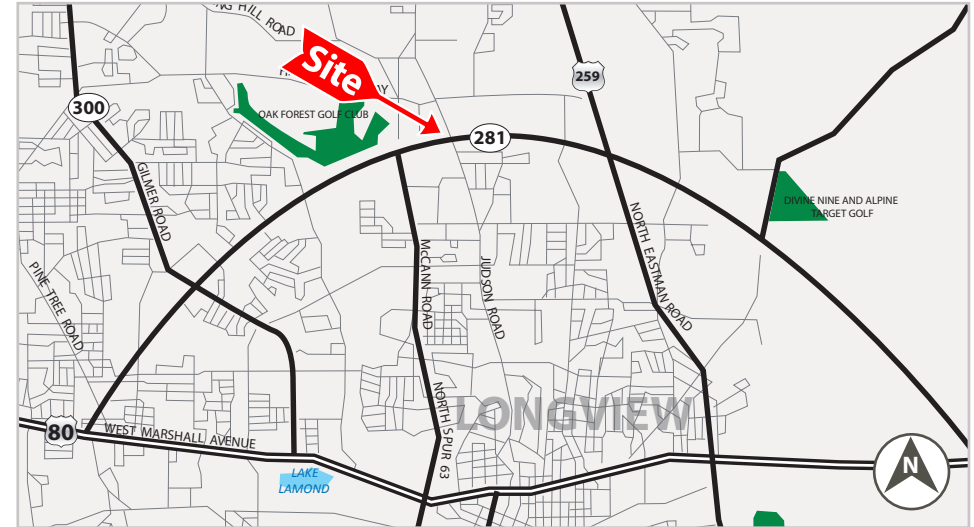


PROPERTY OVERVIEW

- » NWC Loop 281 & Judson Rd
- » Directly across from Longview Mall (Dillard's, JCPenney, Sears)
- » NNNs are approximately \$2.70/SF

DAILY TRAFFIC

East Loop 281	32,000 VPD
Judson Road/502	21,000 VPD



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	4,618	38,864	79,076
Average Household Income	\$62,750	\$82,539	\$72,674
Households	2,317	17,330	31,592

AREA RETAILERS

Walmart	Sam's Club	Target
The Home Depot	Hobby Lobby	Kohl's
Albertson's	Pier 1 Imports	TJMaxx
Dillard's	PetSmart	Academy Sports
Lowe's	Mattress Firm	

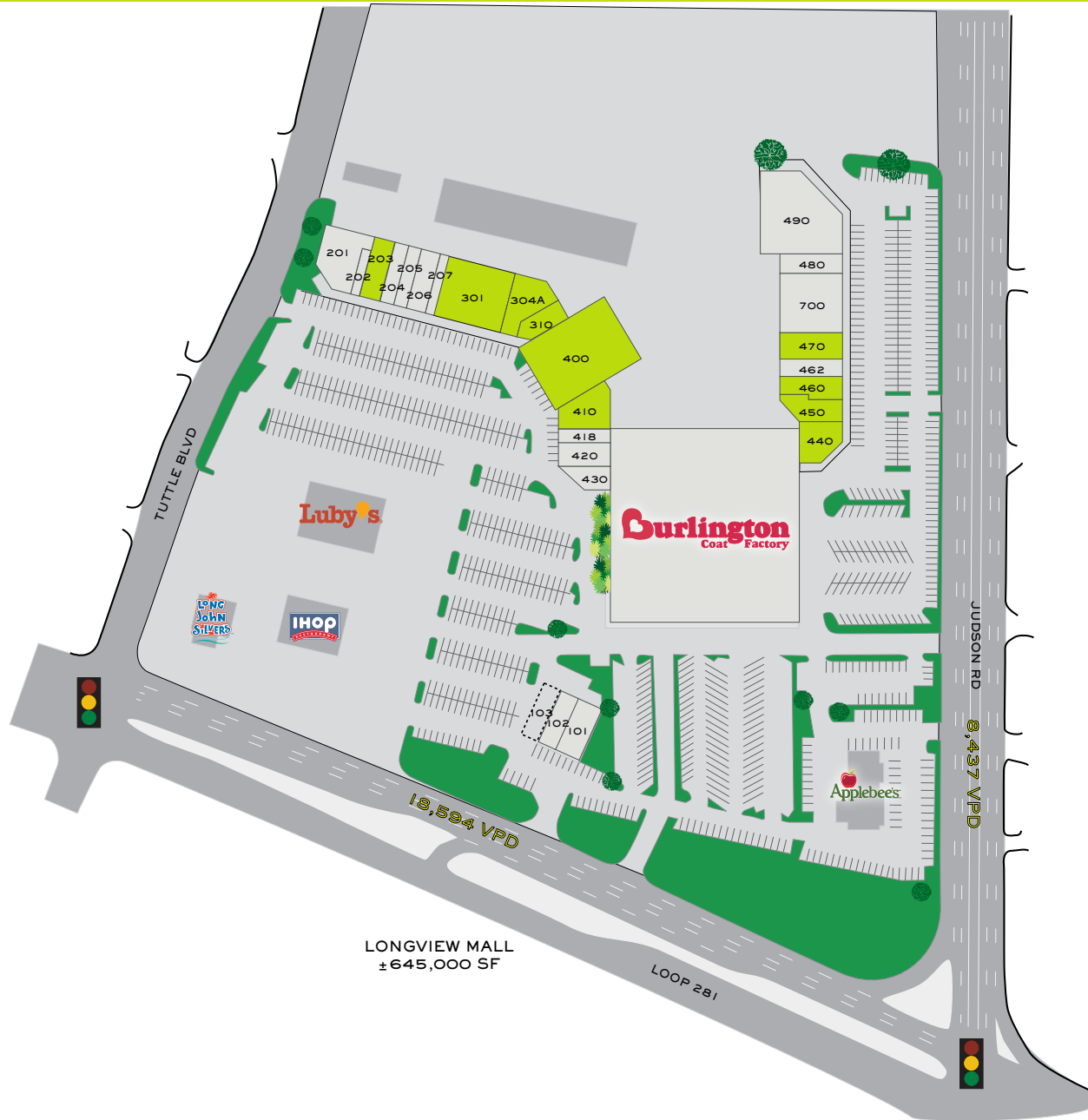


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PROPERTY RETAILERS		
SUITE	TENANT	SF
201	JASON'S DELI	
202	UPPER CUTS SALON	
203	AVAILABLE	3,867
204	CALIFORNIA NAILS	
205	EAST TEXAS SPORTS CENTER	
206	PLANET BEACH	
207	CELL PHONE REPAIR	
301	WET PETS & CRITTERS - AVAILABLE	5,647
304A	AVAILABLE	3,300
310	AVAILABLE	1,910
400	AVAILABLE	19,769
410	AVAILABLE	3,800
418	METABOLIC RESEARCH CENTER	
420	GAMES 2 GO	
430	THAI KITCHEN	
	BURLINGTON COAT FACTORY	
440	AVAILABLE	3,220
450	AVAILABLE	2,200
460	AVAILABLE	2,700
462	STURRUP ORTHODONTICS	
470	AVAILABLE	4,500
700	GOOD SHEPARD MEDICAL	
480	GSHS HOME HEALTH	
490	FITNESS 1440	
101	AT&T WIRELESS	
102	INTERSTATE BATTERIES	
103	BUILD-ON CAPABILITY	2,500



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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:
 - 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.

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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	