

RETAIL SPACE FOR LEASE

KILGORE SHOPPING CENTER
102-110 MIDTOWN DRIVE
KILGORE, TX 75662



PROPERTY DETAILS

KILGORE SHOPPING CENTER

102-110 MIDTOWN DRIVE
KILGORE, TX 75662

\pm 4.20
ACRES

\pm 59,154 SF
BUILDING SF

282
PARKING SPACES

1978/2006
YEAR BUILT/RENOVATED



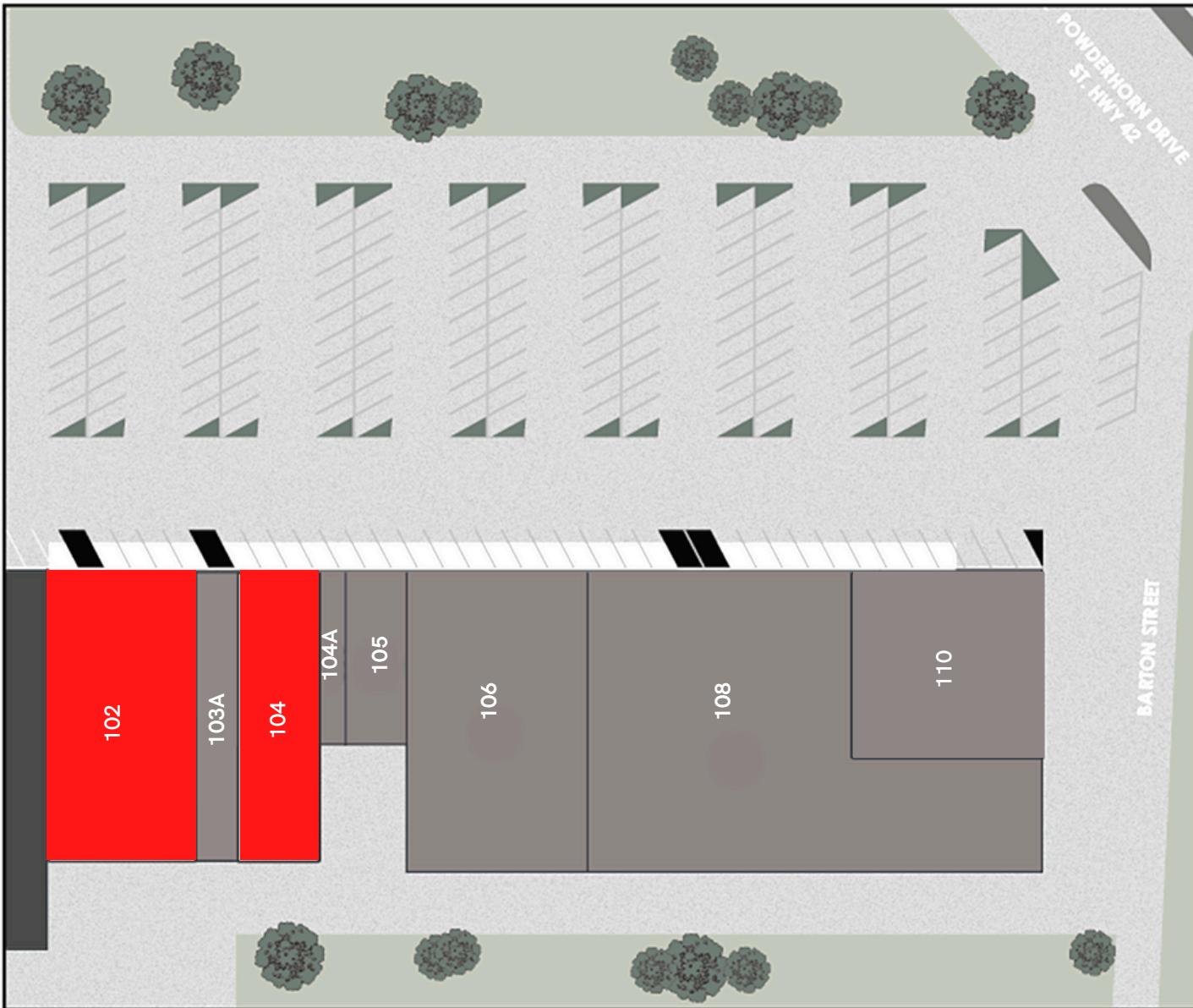
PROPERTY DETAILS

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- Desirable Shopping Center located in Kilgore, Texas
- Good Parking
- Excellent Visibility
- Easy Access
- Great mixture of local and national tenants including Dollar General, Blake Furniture, H&R Block and Credit Union of Texas.

SITE PLAN

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SUITE	TENANT	SQUARE FEET
110	CREDIT UNION OF TEXAS	6,300 SF
108	BLAKE FURNITURE	22,406 SF
106	DOLLAR GENERAL	11,234 SF
105	H & R BLOCK	2,000 SF
104A	PREMIER MASSAGE	960 SF
104	AVAILABLE	5,221 SF
103	SOPHIA NAIL SPA	1,600 SF
103A	SOPHIA NAIL SPA	1,013 SF
102	AVAILABLE	8,320 SF

SUITES AVAILABLE

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AERIAL IMAGES

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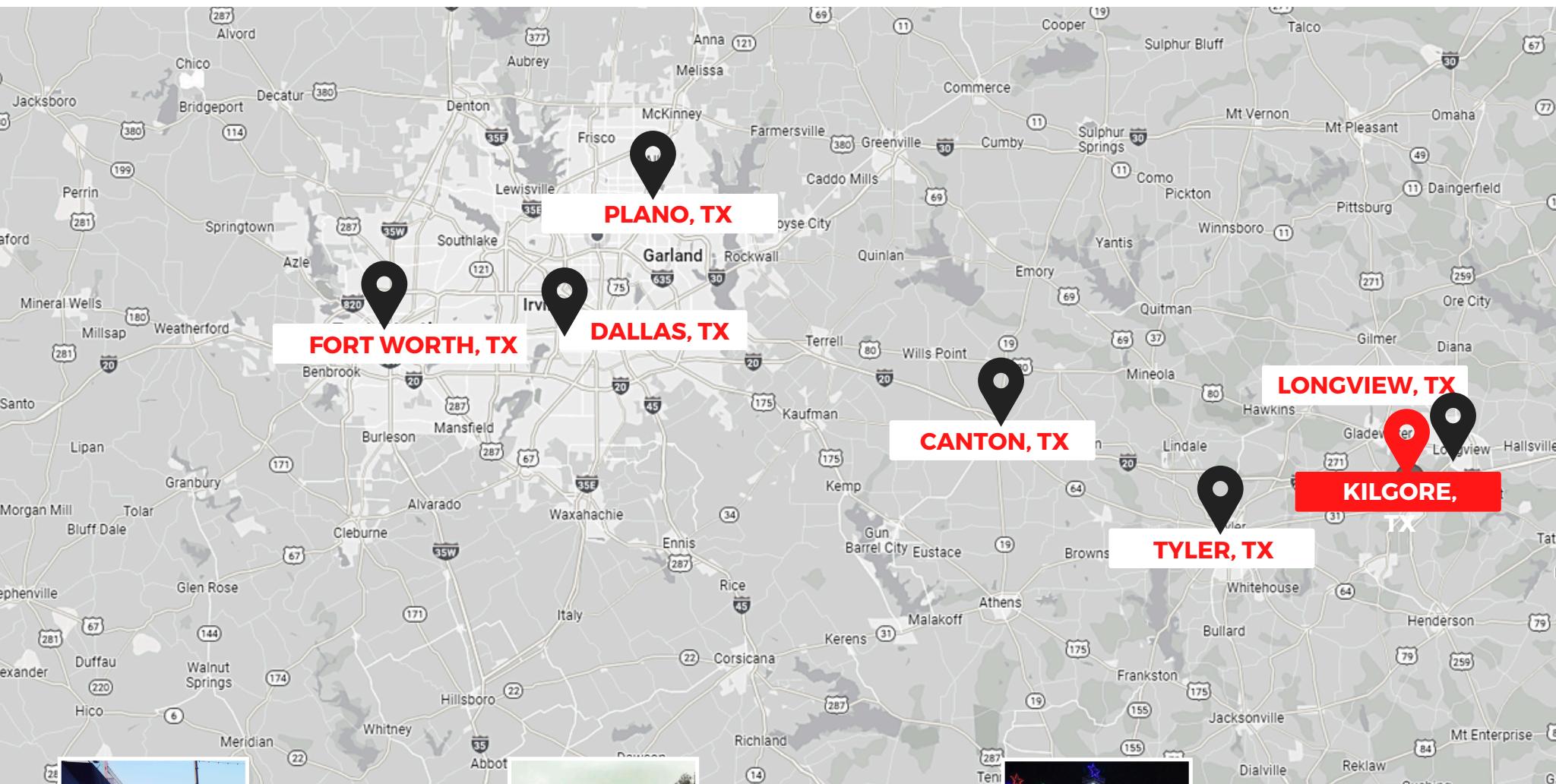
NEARBY TENANTS

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SURROUNDING CITIES

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Kilgore is a charming Texas city located East of the DFW Metroplex.



Founded in 1872 when the International-Great Northern Railroad built a line bypassing the new town.



The city has connections to East Texas oilfield history and is home to the East Texas Oil Museum and Kilgore College.



MERREL MOORE

SENIOR VICE PRESIDENT | RETAIL
(972) 419-4044 DIRECT
(214) 957-1963 MOBILE
mmoore@henrysmiller.com

HENRY S. MILLER BROKERAGE, LLC

5151 Belt Line Road, Suite 900
Dallas, Texas 75254
www.henrysmiller.com

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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. 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:
 - 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.

Henry S. Miller Brokerage, LLC	5911891	sdonosky@henrysmiller.com	972-419-4000
Licensed Broker/Broker Firm Name or Primary Assumed/Business Name	License No.	Email	Phone
David Stephen Donosky	5911891	sdonosky@henrysmiller.com	972-419-4000
Designated Broker of Firm	License No.	Email	Phone
Frank Bullock	287563	frankbullock@henrysmiller.com	972-419-4000
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Merrel Moore	02888513	mmoore@henrysmiller.com	972-419-4000
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials			Date