

NORTH LOOP PLAZA—33,000 SF AVAILABLE [WILL SUBDIVIDE]

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



CENTER SIZE: +/- 230,000 SF

AVAILABILITY: 32,928 SF
AVAILABLE [WILL SUBDIVIDE]

TRAFFIC COUNTS

W. LOOP 281: 34,036 VPD
JUDSON ROAD: 20,805 VPD

AREA RETAILERS:

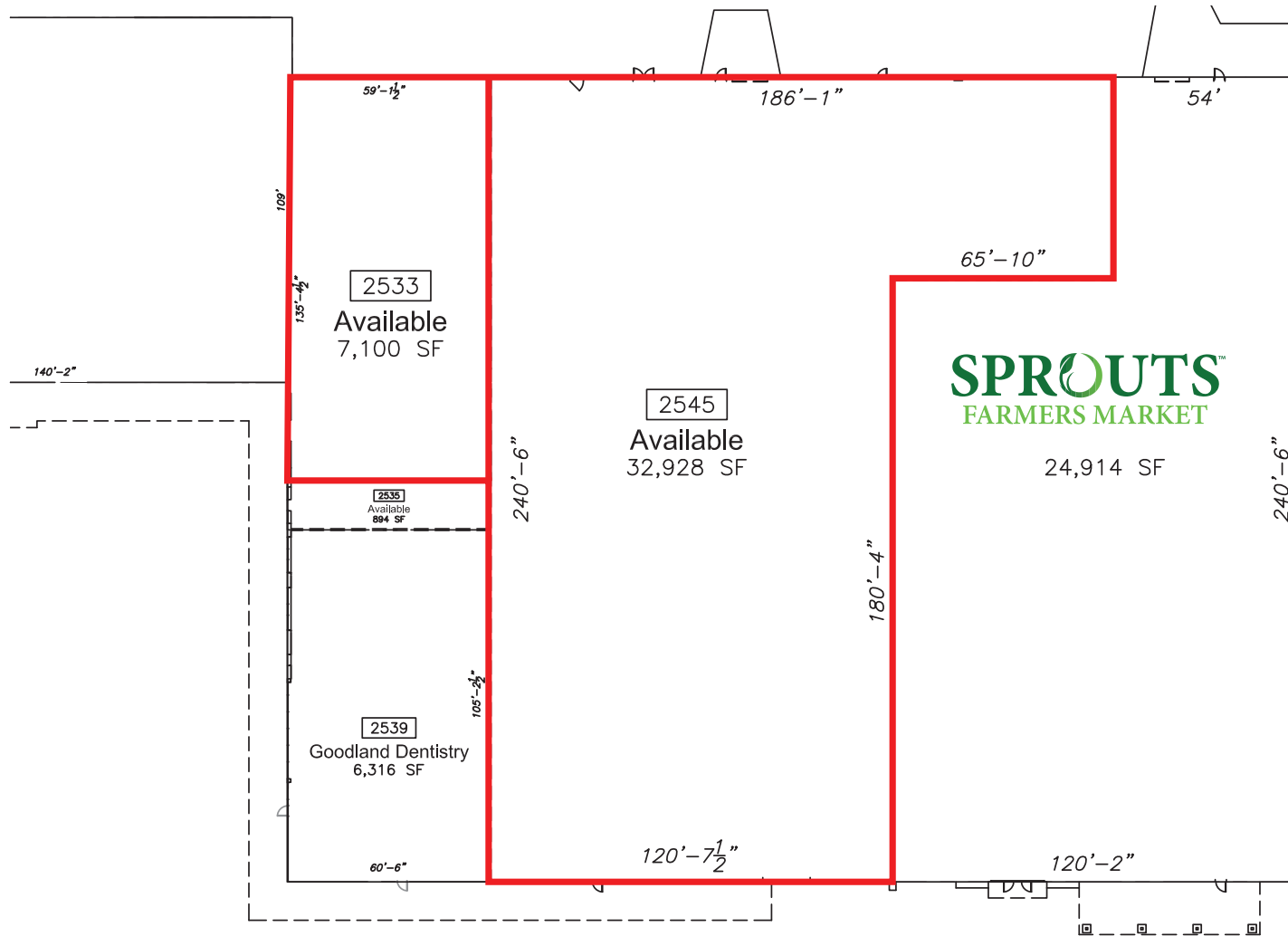


Power | Community Retail Center | Located in the heart of Longview and adjacent to Longview Mall.

DEMOGRAPHICS:	3 MILE	5 MILE	7 MILE	10 MILE	15 MILE	TA
2023 Population	44,002	84,627	103,863	119,393	175,172	312,196
2023 Total Households	18,783	33,729	40,560	46,334	67,189	118,481
2023 Daytime Population	56,367	97,295	116,008	132,325	183,494	317,662
2023 Average HH Income	\$89,973	\$83,849	\$83,890	\$84,832	\$84,698	\$80,389

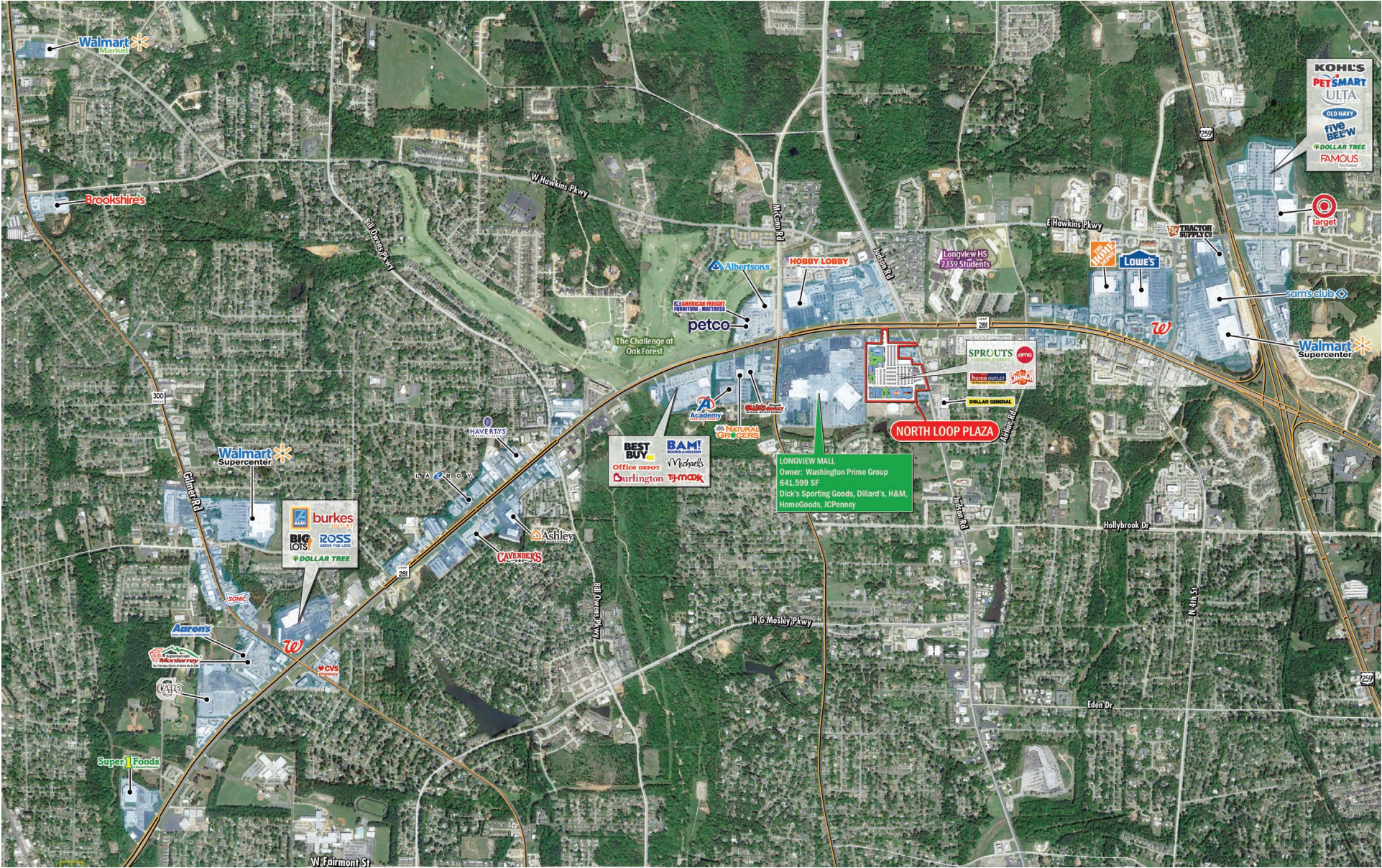
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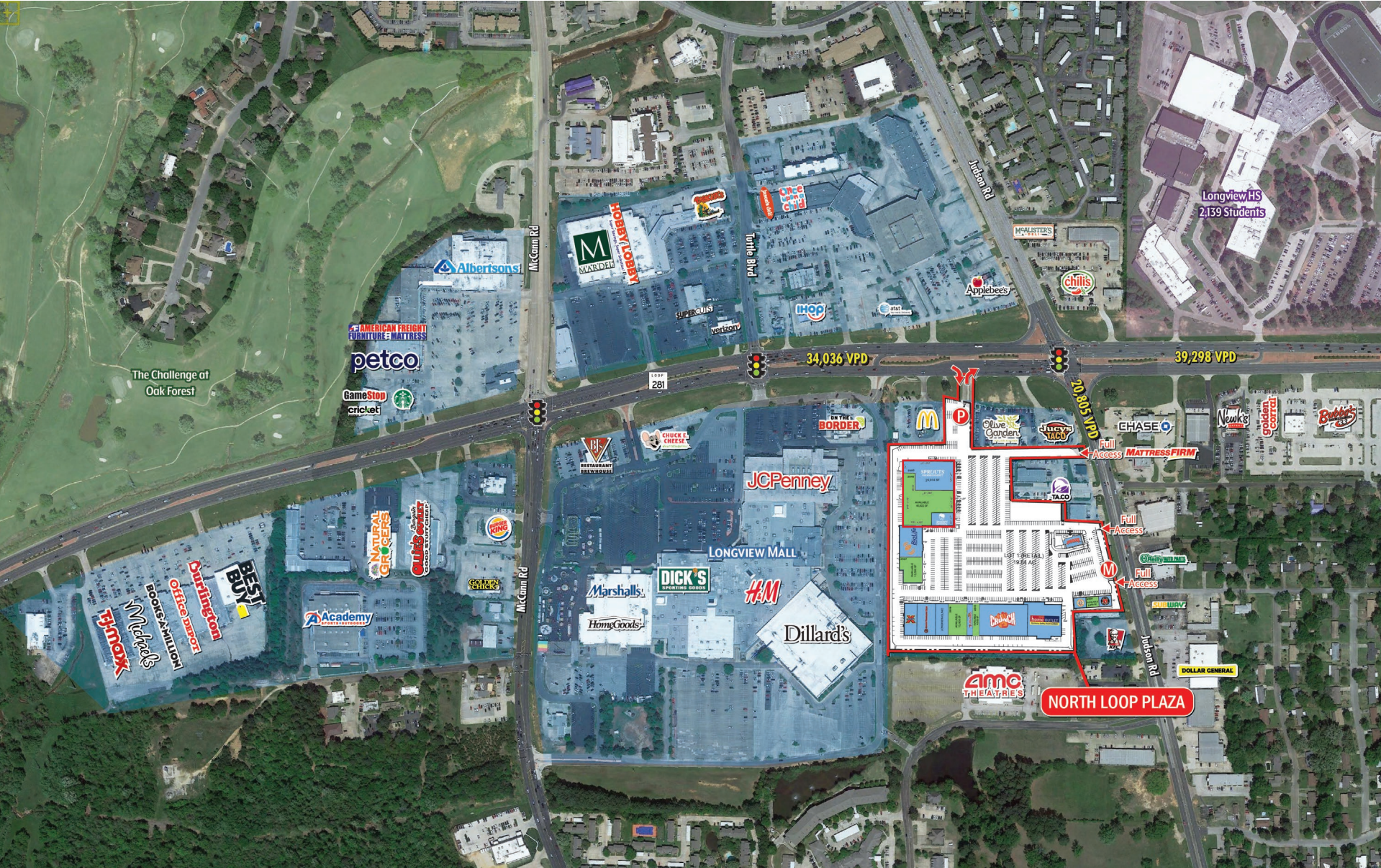
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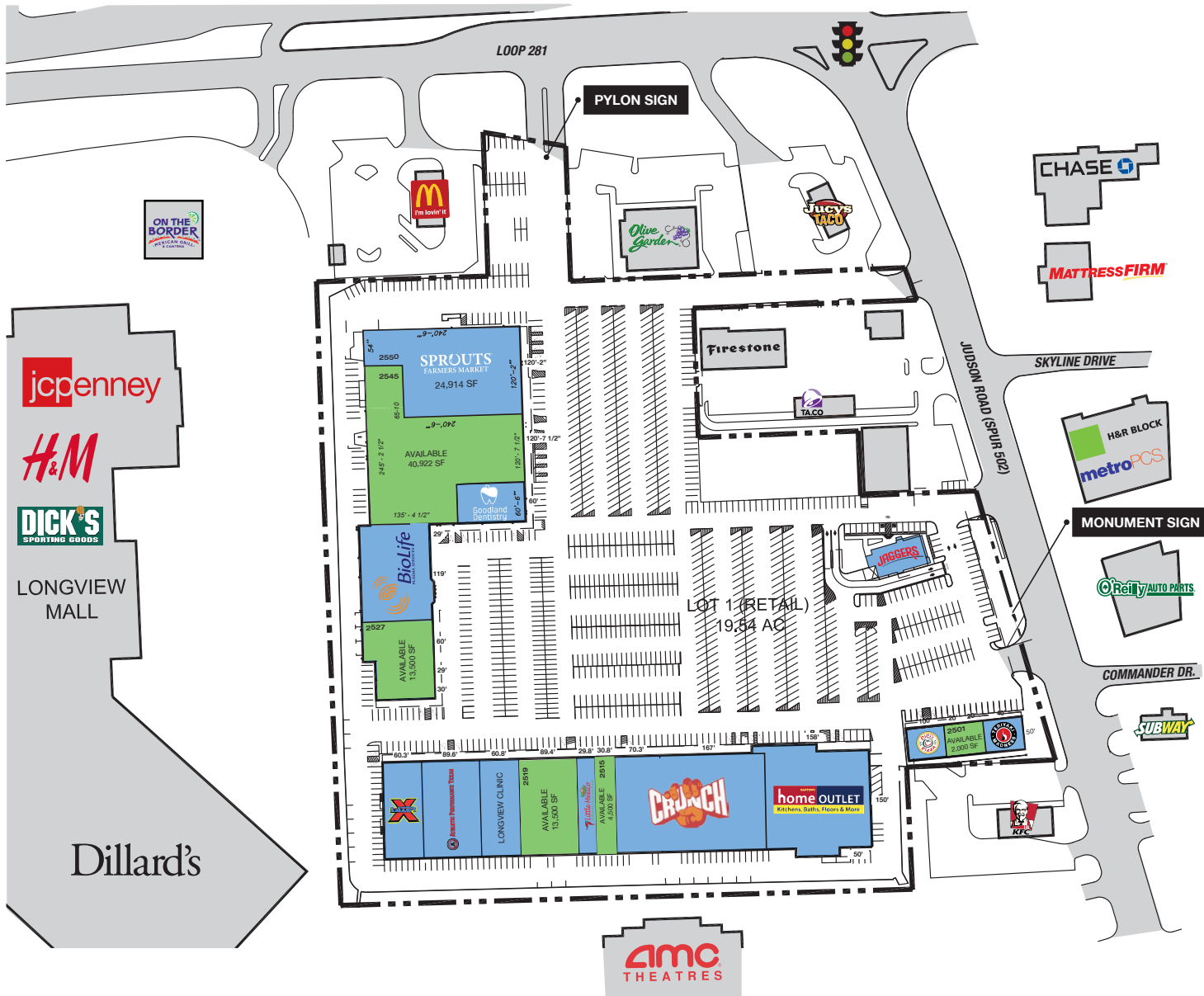
THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

STEVE GREENBERG
 214.572.8403
 sgreenberg@theretailconnection.net

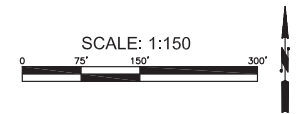
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TENANT	SUITE	SF
JAGGERS		3,000
TERIYAKI MADNESS	2501A/B	2,000
VACANT	2501C	1,000
T NAILS	2501D	1,000
CICI'S PIZZA	2503	5,000
BARTON'S HOME IMPROVEMENT	2505A	25,096
CRUNCH FITNESS	2505B	35,847
VACANT	2515	4,500
LITTLE MEXICO	2517	4,500
VACANT	2519	13,500
LONGVIEW CLINIC OPERATIONS	2521	9,000
ATHLETIC PERFORMANCE	2523	13,500
LASER X	2523B	9,000
VACANT	2525A	2,700
VACANT	2525B	2,700
VACANT	2527	13,500
BIO LIFE	2531	15,455
GOODLAND DENTISTRY	2539	6,316
VACANT	2545	40,922
SPROUTS FARMERS MARKET	2550	24,914
VACANT	2547B	3,587

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



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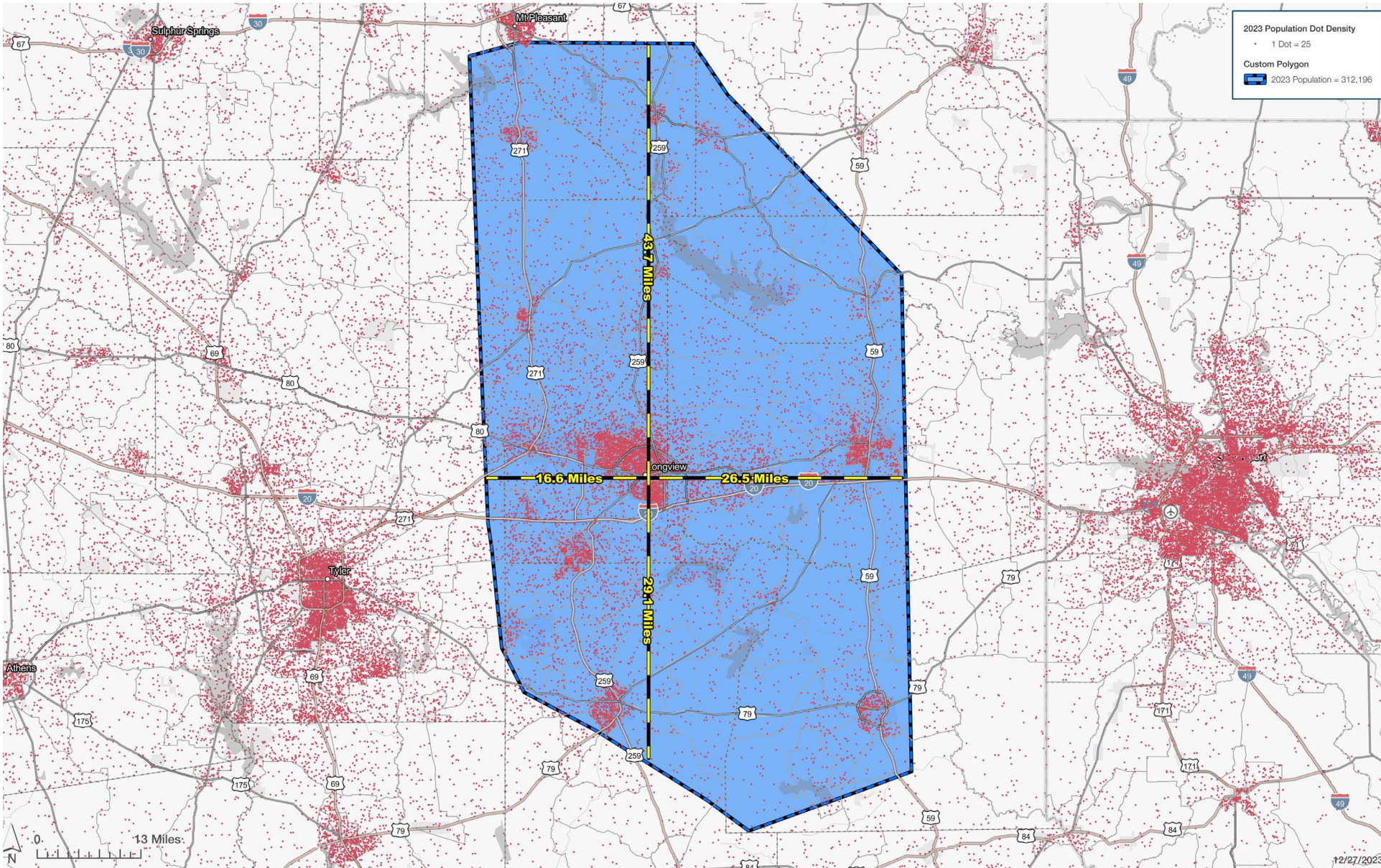
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Information About Brokerage Services

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
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date