



29,570 SF Available In

LONGVIEW MALL

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Property Highlights

- Excellent Visibility
- Single Tenant
- Highly Active Retail Location in Longview Mall, TX
- Primary Shopping Venue of East Texas
- Includes Entrances to Both Mall and Parking Lot
- 74,000 SF Parking Lot
- Property Includes Recent Renovations

Location Overview

Centrally located just north of Hwy 80 (E Marshall Ave) and right off E Loop 281, the property sits within the Longview Mall.

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Building Name	3500 McCann Rd in Longview Mall
Use Type	Investment, Vacant/Owner-User
Property Type	Retail
APN	53563
Building Size	29,570 SF
Lot Size	2.4 Acres
Year Last Renovated	2011
Number of Floors	2
Freight Elevators	Yes (1)
Ceiling	20 ft. ceilings, 13'3ft floor to duct work
Sale Price	\$2,150,000 (\$72.71/SF)
Cap Rate	10%
Lease Rate	\$7.50 SF Annual
Lease Monthly Rent	\$18,481
Lease Type	NNN
Visibility	Excellent

This investment property is located within Longview Mall, East Texas's primary shopping venue. The mall has recently undergone modern renovations and the location features a population of 189,000 within a twenty-mile radius. It was formerly leased to women's fashion retailer, L'Patricia. The space features a loading dock and freight elevator to the stockroom upstairs. There is an interior mall entrance and an exterior door leading into the 74,000 SF parking lot. Tenant pays tax, insurance, and Mall CAM. Potential NNN Investment. Please call Agent for more details.



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Longview, TX

Market Summary

Longview, Texas, the seat of Gregg County, is the center of economic activity for a significant part of Northeast Texas. A small part of Longview extends into the western portion of neighboring Harrison County. According to the 2020 U.S. census, the city had a population of 81,638. Longview is the principal city of the Longview metropolitan statistical area, comprising Gregg, Upshur, and Rusk Counties. The population of the metropolitan area as of 2017 census estimates was 217,481. It's located on the U.S. Interstate 20 and U.S. Highway 80 corridor that stretches from Dallas/Fort Worth through Shreveport/Bossier City, LA.



Dallas lies 125 miles west of Longview, and Shreveport is 60 miles east. Longview is proud to be the hub of East Texas outdoor recreation and leisure travel and is famous for its fine dining and historic downtown. The Great Texas Balloon Race is a competitive event attracting world class hot air balloon pilots from around the world who compete for points toward national and international titles. There are 25 lakes, within 75 miles of Longview, providing many outdoor activities. Longview boasts an exemplary business climate, skilled work-ready labor force and expansive infrastructure.


306,514

Labor
Market Pull


14

Higher
Education


152

Local
Manufacturers


411,087

Retail
Trade Area

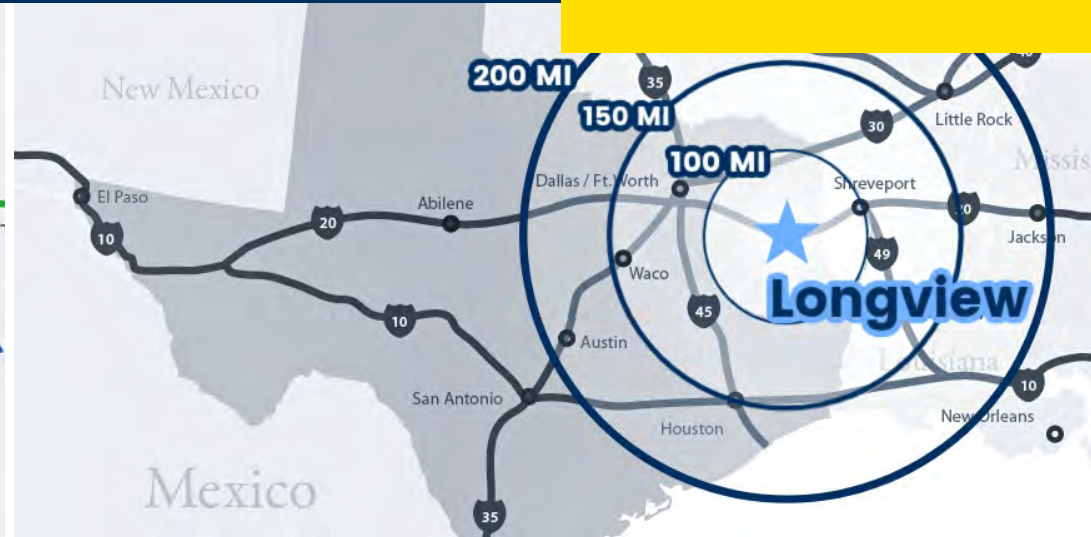
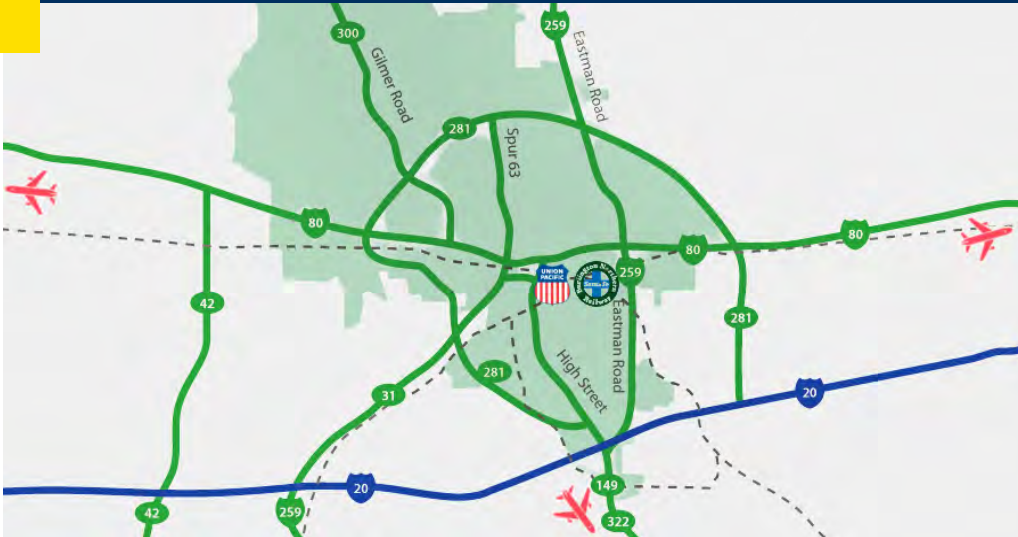
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Population	1 Mile	3 Miles	5 Miles
Total Population	5,376	41,262	79,606
Average Age	37.7	39.6	36.8
Average Age (Male)	37.4	38.2	35.8
Average Age (Female)	38.2	41.2	38.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,342	17,298	31,024
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$64,778	\$65,730	\$60,174
Average House Value	\$101,480	\$117,889	\$111,204

* Demographic data derived from 2020 ACS - US Census

SITS ON INTERSTATE 20

+ Two hours east of Dallas, TX and one hour west of Shreveport, LA

US HIGHWAYS

+ 80 & 259 intersect in Longview

TWO CLASS I RAILROADS:

+ Union Pacific & Burlington Northern Santa Fe

PORTS:

+ Shreveport Bosier (1 hour away) & Port of Houston (3.5 hours away)

INTERMODAL & 3PL SERVICE:

+ Phoenix Logistics, Central location on Loop 281 in Longview

AIRLINES:

+ 2 flights/day- East Texas Regional Airport (GGG) & DFW International Airport

LESS THAN ONE (1) HOUR FROM LONGVIEW:

+ Interstates 30, 49 and the future I-69

+ State Highways 59, 69, 79, 80, 175, 259, and 271

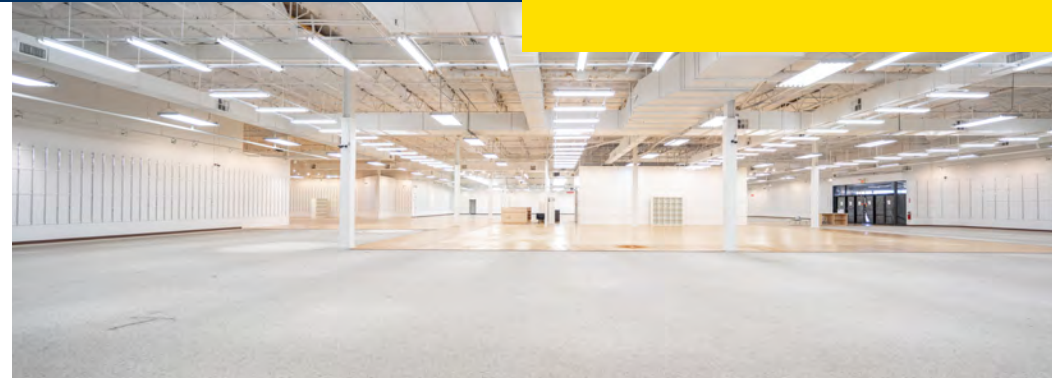
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