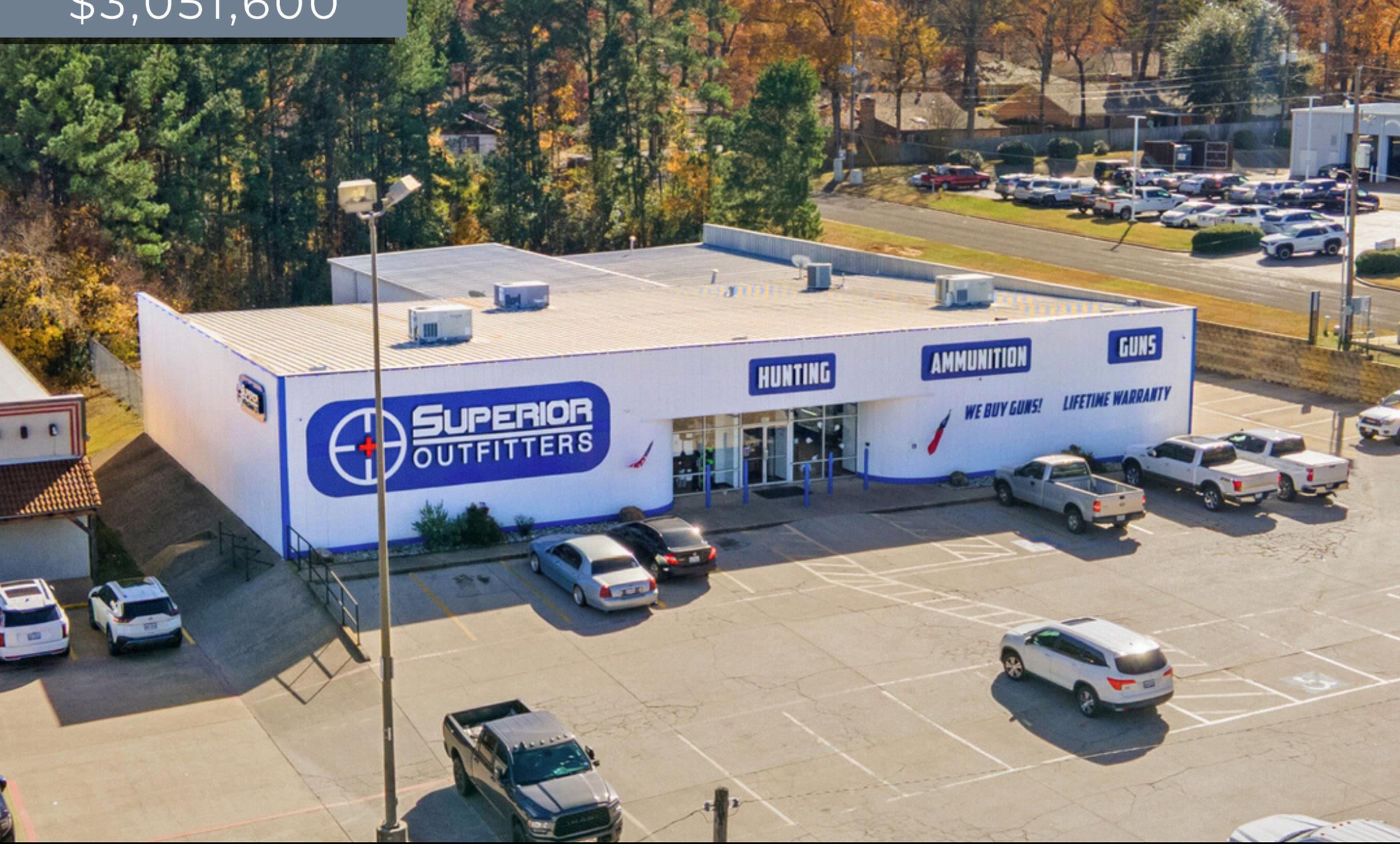


SUPERIOR OUTFITTERS: 15-YEAR NET LEASE

1310 NW LOOP 281 | LONGVIEW, TX



\$3,051,600



PROPERTY OVERVIEW

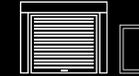
SUPERIOR OUTFITTERS
LONGVIEW, TEXAS



BUILDING
12,715



LOT SIZE
1.49 Acres



LOADING
(4) 12' X 12'
(1) 10' X 10'



YEAR BUILT
1996



ZONING
Heavy
Commercial



PARKING
52 Spaces



TRAFFIC COUNTS
27,984 VPD
(TXDOT '24)



ANNUAL VISITS
97,000
(PLACER.AI)



BRENT BRADBERRY
Senior Vice President
(903) 571-8014
brent@draketexas.com



BECKY MCCORD, SIOR
Senior Vice President
(903) 262-4858
becky@draketexas.com

TENANT OVERVIEW

SUPERIOR OUTFITTERS
LONGVIEW, TEXAS

Superior Outfitters is a Texas-based outdoor lifestyle retailer specializing in firearms, hunting and gear, apparel, optics, and accessories tailored to outdoor enthusiasts, sportsmen, and recreational shooters. The company has established a strong presence across East Texas by focusing on knowledgeable staff, a curated product mix, and a community-driven approach to outdoor recreation.

Superior Outfitters currently operates three locations in Texas, including Terrell, Longview, and Tyler. Superior Outfitters has plans to strategically expand its footprint in high-traffic regional markets that serve as retail hubs for surrounding rural and suburban communities. The brand benefits from strong customer loyalty, repeat visitation, and first class knowledge and customer service.

By combining retail sales with industry expertise and a localized market focus, Superior Outfitters has positioned itself as a destination retailer within the outdoor sporting goods sector, competing effectively with national chains while maintaining the flexibility and service standards of a regional operator.

***Please do not disturb the business or tenant. Inquiries by appointment only.**



LARGEST INDEPENDENT FIREARM
RETAILER IN TEXAS



AWARD-WINNING OPERATOR

Daniel Defense "Top Gun" 4 X winner
#2 SilencerCo dealer nationally



3 HIGH-PERFORMING LOCATIONS

17% YOY GROSS PROFIT GROWTH



NATIONALLY RANKED PURCHASING
POWER

Tenant Profile

Name:	Superior Investments of Texas LLC
Doing Business As:	Superior Outfitters
Business Type:	Retail
Entity Type:	Private
Location:	Longview, TX
No. of Locations:	Multiple (Texas)
Primary Products:	Firearms, Ammunition, Hunting Gear, Apparel
Headquartered:	Tyler, Texas
Website:	www.superioroutfitters.com

LEASE OVERVIEW

SUPERIOR OUTFITTERS
LONGVIEW, TEXAS

Initial Lease Term	15 Years Plus (3) 5-Year Options to Renew
Rent Commencement	Close of Escrow
Lease Type	NNN
Rent Increases	10% in Primary Term & Option Periods
Cap Rate	6.25%
Annual Rent Years 1-5	\$190,725
Annual Rent Years 6-10	\$209,798
Annual Rent Years 11-15	\$230,777
Option 1	\$253,855
Option 2	\$279,240
Option 3	\$307,165

Landlord responsibilities include roof, foundation and structural components.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



SITE OVERVIEW

SUPERIOR OUTFITTERS
LONGVIEW, TEXAS

HIGH-DEMAND RETAIL MARKET

Demand outpaces supply in this highly sought-after, well-positioned trade area.

HEAVY TRAFFIC VOLUME

Consistent traffic volumes up to 55,000 VPD in segments of Loop 281 provide strong visibility and premium retail exposure.



AREA OVERVIEW

SUPERIOR OUTFITTERS
LONGVIEW, TEXAS

REGIONAL RETAIL HUB

Longview serves as the primary shopping and employment center for a regional population approaching 300,000.

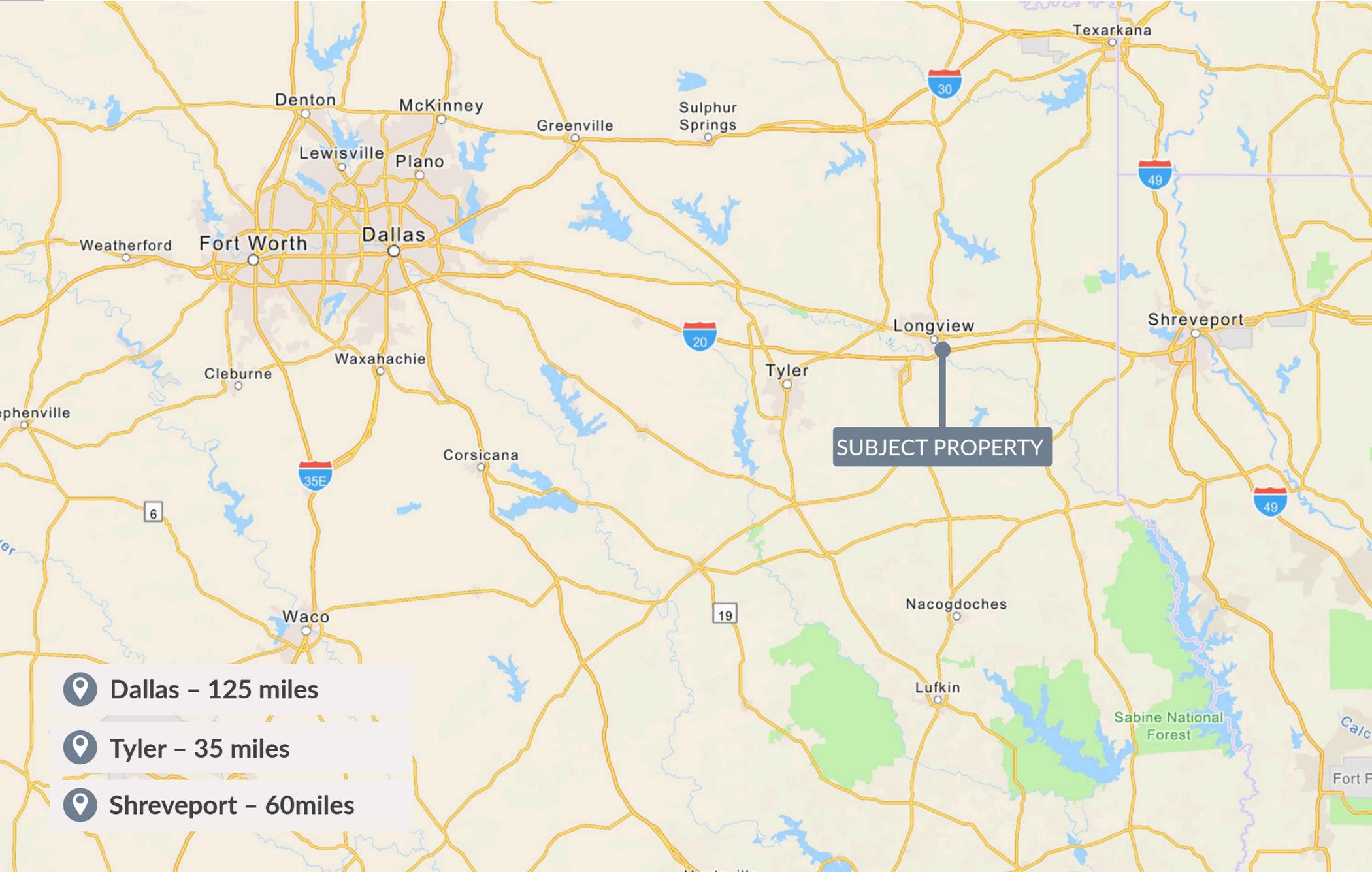
GREGG COUNTY ECONOMIC DRIVERS

Gregg County anchored by oil & gas, manufacturing, education and healthcare. Major employers include Aeon Coil products, Inc., Christus Good Shephard Health Care System, Kito-Crosby Group, Komatsu, Dollar General Distribution, Eastman Chemical, Gap, Inc., Trinity Rail and Longview Regional Medical Center.



LOCATION OVERVIEW

SUPERIOR OUTFITTERS
LONGVIEW, TEXAS



📍 Dallas - 125 miles

📍 Tyler - 35 miles

📍 Shreveport - 60miles

SUPERIOR OUTFITTERS

1310 NW LOOP 281 | LONGVIEW, TX



Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>Drake Real Estate & Investments</u>	<u>544812</u>	<u>operations@draketexas.com</u>	<u>903-581-3737</u>
Licensed Broker /Broker Firm Name	License No.	Email	Phone
<u>Matthew Marshall</u>	<u>544812</u>	<u>matthew@draketexas.com</u>	<u>903-581-3737</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Brent Bradberry</u>	<u>715170</u>	<u>brent@draketexas.com</u>	<u>903-571-8014</u>
Sales Agent/Associate's Name	License No.	Email	Phone
<u>Becky McCord</u>	<u>644702</u>	<u>becky@draketexas.com</u>	<u>903-262-4858</u>
Sales Agent/Associate's Name	License No.	Email	Phone