

# New Retail Development Longview, TX

SWC of Wal St & Hwy 259 Longview, TX



### LOCATION

SWC of Wal St & Hwy 259, Longview, TX

### HIGHLIGHTS

- Located in the heart of Longview Retail Corridor
- Located within 2 miles of 3 Hospitals & Longview High Schools Main Campus and Administration Offices
- Across from Longview's 3 Major Power Centers
- Adjacent to the Wal-Mart/Sam's Club
- Direct access from 4th St and Hwy 259
- Direct Across from Target / Kohls / Old Navy

### TRAFFIC COUNTS

- 4th St -- 15,935 vpd
- Loop 281-- 28,071 vpd
- Hwy 259 & Hawkins: 27,392 vpd

### AREA RETAILERS:

- Wal Mart / Sam's
- Target / Kohls / Old Navy
- Home Depot / Lowes
- Restaurant Row
- Longview's Entertainment & Hotel District

DEMOGRAPHICS:	RADIUS	EST. 2016 POP.	AVG. HHI
	1 Mile	3,878	\$55,145.00
	3 Mile	34,923	\$68,799.00
	5 Mile	77,151	\$65,417.00
<b>DAYTIME POP:</b>	<b>1 Mile: 5,603</b>	<b>3 Mile: 47,804</b>	<b>5Mile: 96,864</b>

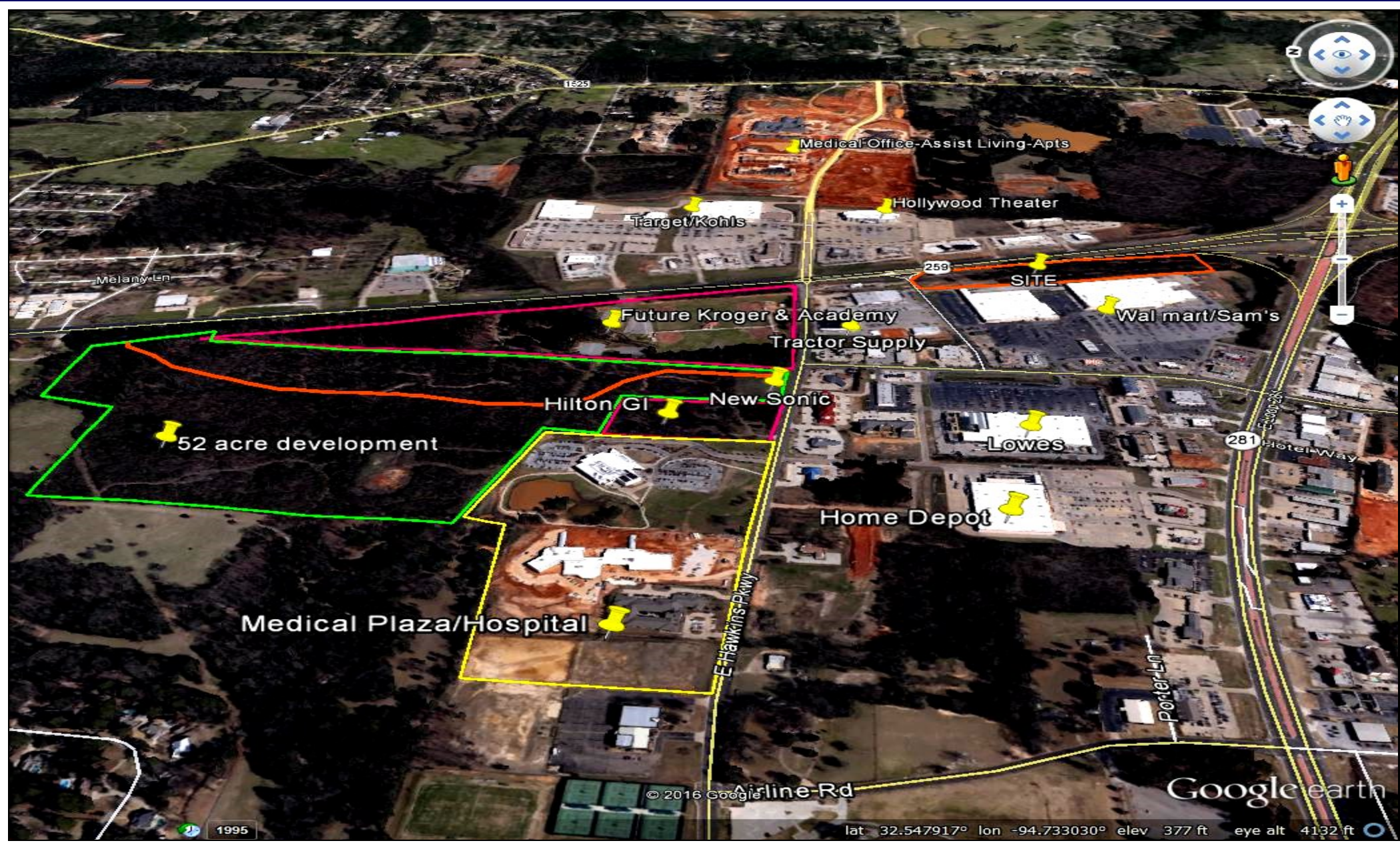
**JBK RE & BROKERAGE**  
 903.753.2350 O/F 903.452.0386 M  
[www.jbkenterprises.com](http://www.jbkenterprises.com)

**JOHN KING**  
 903.452.0386  
[johnking903@yahoo.com](mailto:johnking903@yahoo.com)

The information contained herein was obtained from sources deemed reliable; however, JBK RE&BROKERAGE makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

# Freestanding 12,500 SF Retail Center For Lease SWC of Wal St & Hwy 259 Longview, TX

## Longview's Newest Retail Development



### JBK RE & BROKERAGE

430 N Center St Longview, Texas 75601 903.753.2350 O/F 903.452.0386 M  
[www.jbkenterprises.com](http://www.jbkenterprises.com)

# Longview



259

SPR 502

Longview High School

HOBBY LOBBY

KOHL'S  
PET SMART  
TARGET

Walmart  
**SITE**

Walmart

281

Dillard's

**LONGVIEW MALL**  
Owner: Simon Property Group  
647,032 sf  
Dillard's I & II; Sears; JC Penney; Bealls

300

281

McCorm Rd

Judson Rd

North St

H G Moseley Pkwy

259

Bill Owens Pkwy

Gilmer Rd

Ath St

H G Moseley Pkwy

Gilmer Rd

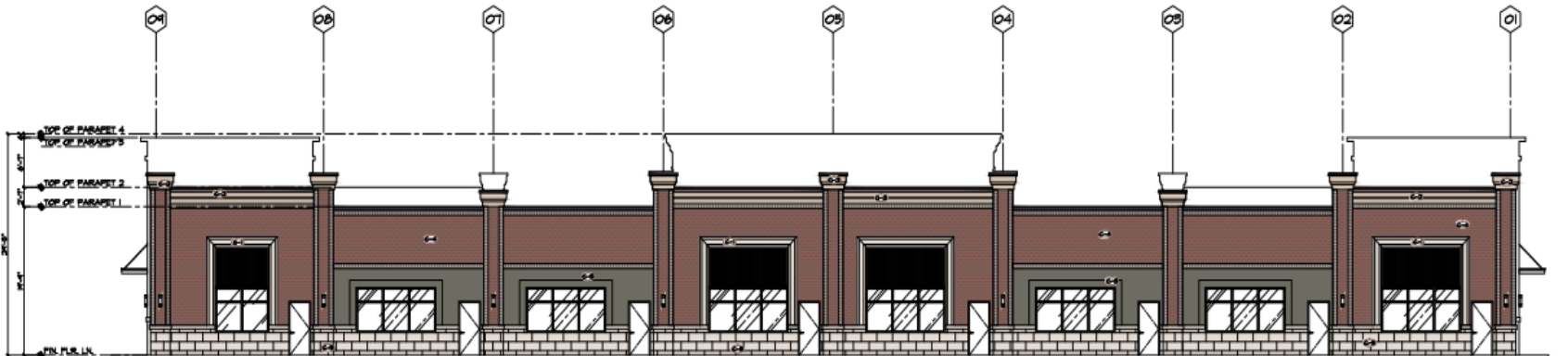
Walmart

BIG Lots

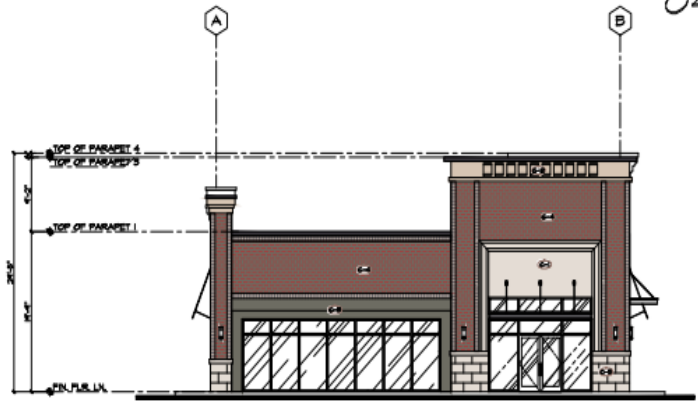
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Walmart

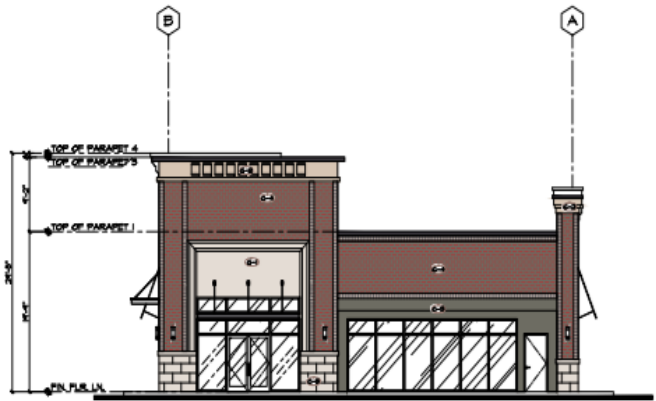
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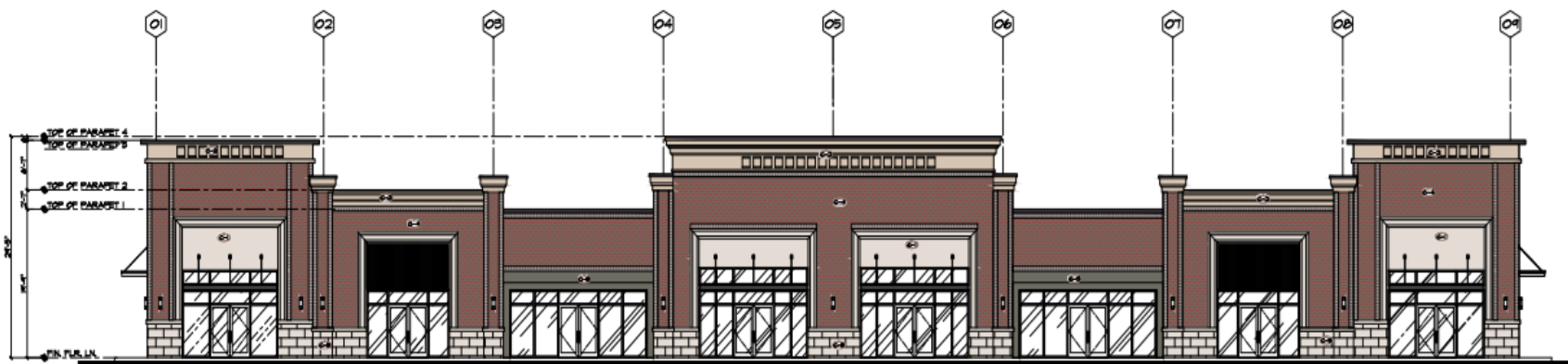
04 REAR ELEVATION  
SCALE: 1/8"=1'-0"



02 LEFT ELEVATION  
SCALE: 1/8"=1'-0"



03 RIGHT ELEVATION  
SCALE: 1/8"=1'-0"



FRONT ELEVATION  
SCALE: 1/8"=1'-0"

NOTES:  
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.  
2. FINISHES TO BE AS SHOWN.  
3. MATERIALS TO BE AS SHOWN.  
4. FINISHES TO BE AS SHOWN.  
5. FINISHES TO BE AS SHOWN.  
6. FINISHES TO BE AS SHOWN.

EXTERIOR FINISH LEGEND	
C-1	BRICK
C-2	BRICK
C-3	BRICK
C-4	BRICK
C-5	BRICK
C-6	BRICK
C-7	BRICK
C-8	BRICK
C-9	BRICK

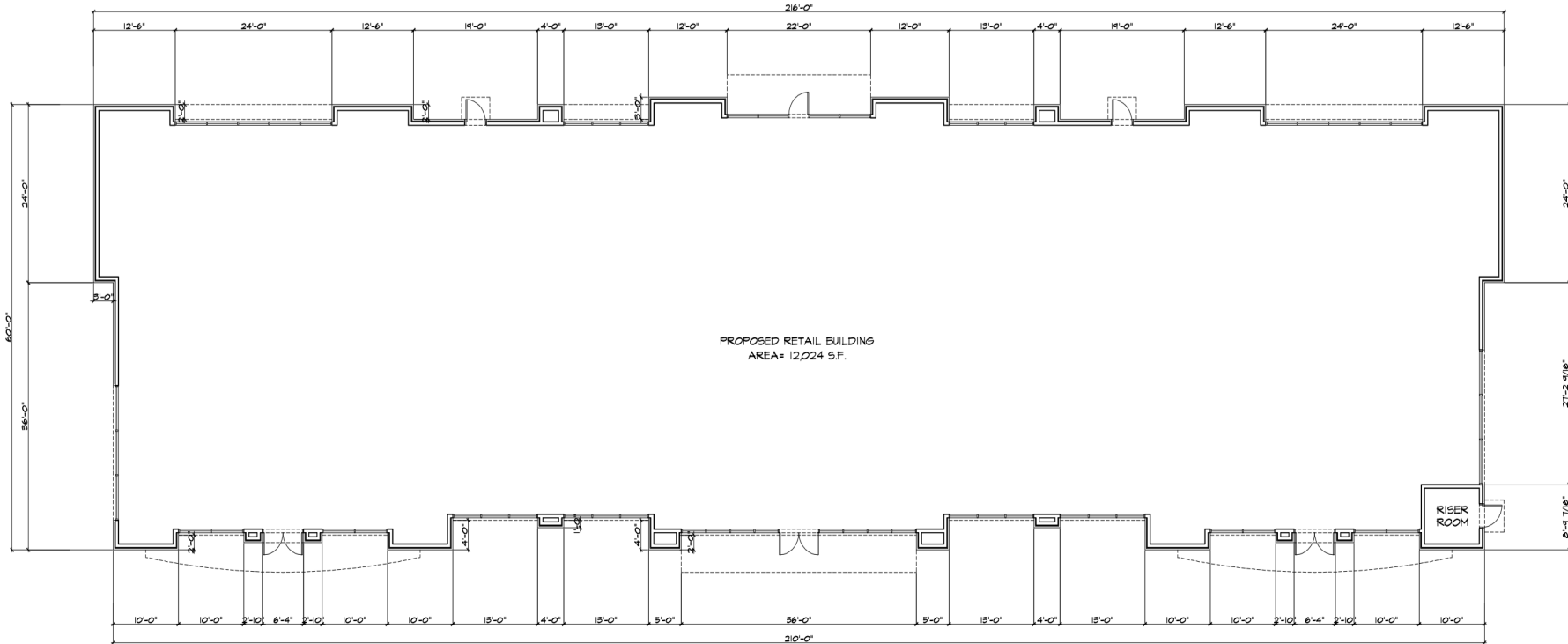
PROJECT STATUS:  
PRELIMINARY  
PROJECT MANAGER:  
DBK  
DESIGN MANAGER:  
RCM  
PROJECT DATE:  
03/16/16  
REVISION DATE:  
06/30/16

LONGVIEW RETAIL  
U.S. HWY 286  
CITY OF LONGVIEW  
TEXAS

ADR-DESIGNS-LLC  
TOTAL DESIGN MANAGERS  
601 SMOKE HILL DRIVE, SUITE 1000, DALLAS, TX 75260  
PH: 972-282-3333, FAX: 972-272-2887  
E-Mail: aadrdesigns@adrdesigns.com  
POB: JOHN C. BARRETT

JOB NUMBER:  
RPR - 15461

SHEET NUMBER  
A310



FLOOR PLAN  
SCALE: 1/8" = 1'-0"

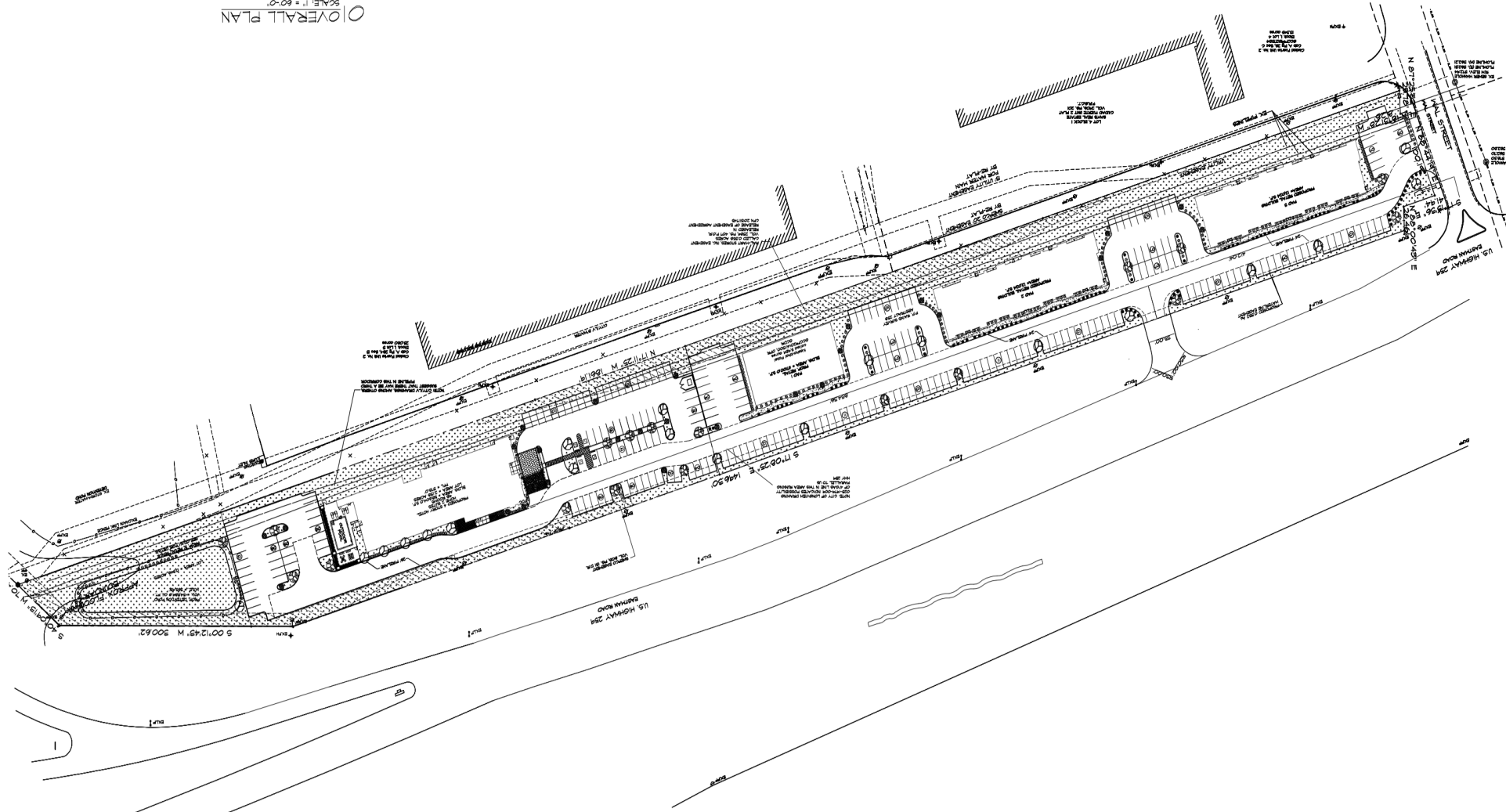
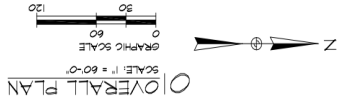
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PROJECT MANAGER: DBR
DESIGN MANAGER: RCM
PROJECT DATE: 031616
REVISION DATE: 031716

LONGVIEW RETAIL  
U.S. HWY 269  
CITY OF LONGVIEW  
TEXAS

ADR-DESIGNS-LLC  
TOTAL DESIGN MANAGERS  
601 SACRE HILL DRIVE, GRAND PRAIRIE, TX 75050  
PH: 972-262-1333 FAX: 214-272-2887  
E-Mail: address@adrdesigns.com  
POR: JOHN C. SARGENT

JOB NUMBER:  
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SHEET NUMBER  
**A210**



**Approved by the Texas Real Estate Commission for Voluntary Use**

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.