

# RETAIL PAD SITES FOR SALE OR BUILD TO SUIT SWC OF HWY 259 & WAL ST LONGVIEW, TX

## JBK RE & BROKERAGE, LLC

John King: 903-452-0386

[johnking903@yahoo.com](mailto:johnking903@yahoo.com)

Adam Mack: 903-806-1000

[atmack1@gmail.com](mailto:atmack1@gmail.com)

Cody Sage: 903-736-1633

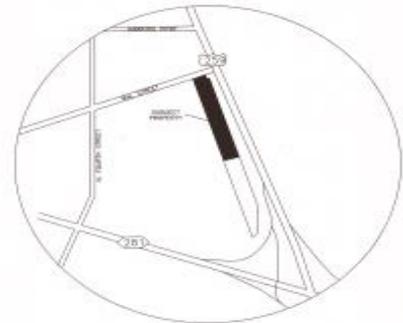
[cody@jbkenterprises.com](mailto:cody@jbkenterprises.com)

- SWC of Hwy 259 & Wal St
- Densest Retail Concentration in Market
- 1.16 acre Pad and .87 acre Pad
- Cross Access with all Pads Common Drive
- Braums = North Pad - Hilton TRU = South Pad
- 4th St -- 18,935 vpd Loop 281-- 30,071 vpd Hwy 259 & Hawkins: 29,392 vpd
- Wal Mart Supercenter and Sam's Club Adjacent
- Target, Home Depot, Lowes, Old Navy, Kohls, Ulta, Petsmart, Good Shepherd North Park Campus, Longview High School

For Lease – +/-10,000 sf of Retail/Office BTS– 1.16 acre pad and .87 acre pad available – QSR Capable w/ Drive Thru







VICINITY MAP  
N.T.S.

CITY OF LONGVIEW APPROVES  
APPROVED, THIS THE 21 DAY OF Jan. 2021  
BY THE CITY OF LONGVIEW, TEXAS

*Shirley Pearson*  
SHIRLEY PEARSON  
CHAIRPERSON, PLANNING AND ZONING

CITY OF LONGVIEW APPROVES  
APPROVED, THIS THE 21 DAY OF Jan. 2021  
BY THE CITY OF LONGVIEW, TEXAS

*Ayla Cruz*  
AYLA CRUZ - ACP, CITY MANAGER

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Shirley Pearson*

Maricopa County Clerk

Gregg County Texas

January 26, 2021 08:14:00 AM

FILE 2021-00000000

PLAT

202101660

DEDICATION STATEMENT

WAL STREET CROSSING, LLC IS THE OWNER OF THE 3.307 ACRE TRACT OF LAND SHOWN HEREON AND DOES ACCEPT THIS AS A PLAN FOR THE SUBDIVISION INTO LOTS AND BLOCKS AND HEREBY DEDICATE THE EASEMENTS AS SHOWN.

*Raj Patel*  
RAJ PATEL, MANAGING MEMBER  
OF WALL STREET CROSSINGS, LLC

The 13<sup>th</sup> day of Jan. 2021.

STATE OF TEXAS  
COUNTY OF GREGG

Before me, the undersigned, a Notary Public in and for Gregg County and State of Texas, on this day personally appeared Raj Patel, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed this instrument for the purposes and consideration therein expressed.

*Raj Patel*  
Notary Public in and for Gregg County, Texas



GENERAL NOTES

1. NUMBER OF LOTS: 3 - TOTAL AREA: 3.307 AC
2. EROSION CONTROL DURING CONSTRUCTION SHALL BE PER CITY ORDINANCE
3. DRAINAGE AND/OR RETENTION AS PER CITY OF LONGVIEW ORDINANCE
4. SUBJECT PROPERTY LIES IN ITS ENTIRETY INSIDE THE CITY LIMITS OF LONGVIEW
5. THERE WILL BE SHARED PARKING ACROSS ALL LOTS
6. THERE WILL BE SHARED DRIVEWAYS FOR ALL LOTS
7. CROSS ACCESS IS GRANTED ACROSS ALL LOTS
8. THE PURPOSE OF THIS REPLAT IS TO DIVIDE LOT 1, BLOCK 1 OF THE CROSSINGS AT WAL ST INTO 3 LOTS.
9. NO VERTICAL CONSTRUCTION UNITS, FIRE LINES AND FIRE HYDRANTS ARE IN PLACE.

LEGEND

- 1/2" DIA. I.P.
- 3/4" DIA. I.P.
- END CONC. SIGN

CITY OF LONGVIEW CONTROL MONUMENTS

"25" x 1/2" x 1/2"  
N = 692063.870  
E = 3128208.853  
D.I.C. = 398.68

"25" x 1/2" x 1/2"  
N = 692068.324  
E = 312811.801  
D.I.C. = 394.37

NOTE:  
1. SET 5/8" I.P. DENOTES A 5/8" IRON ROD WITH DRIVE FLANGE, CAP MARKED "COLLINS R.P. Co. TEXAS"  
2. DIMENSIONS AND DISTANCES ARE BASED UPON THE TEXAS STATE PLUMB COORDINATE SYSTEM NORTH CENTRAL ZONE (NAD83) FIRST NORTH AMERICAN DATUM

C:ID Pg: 83

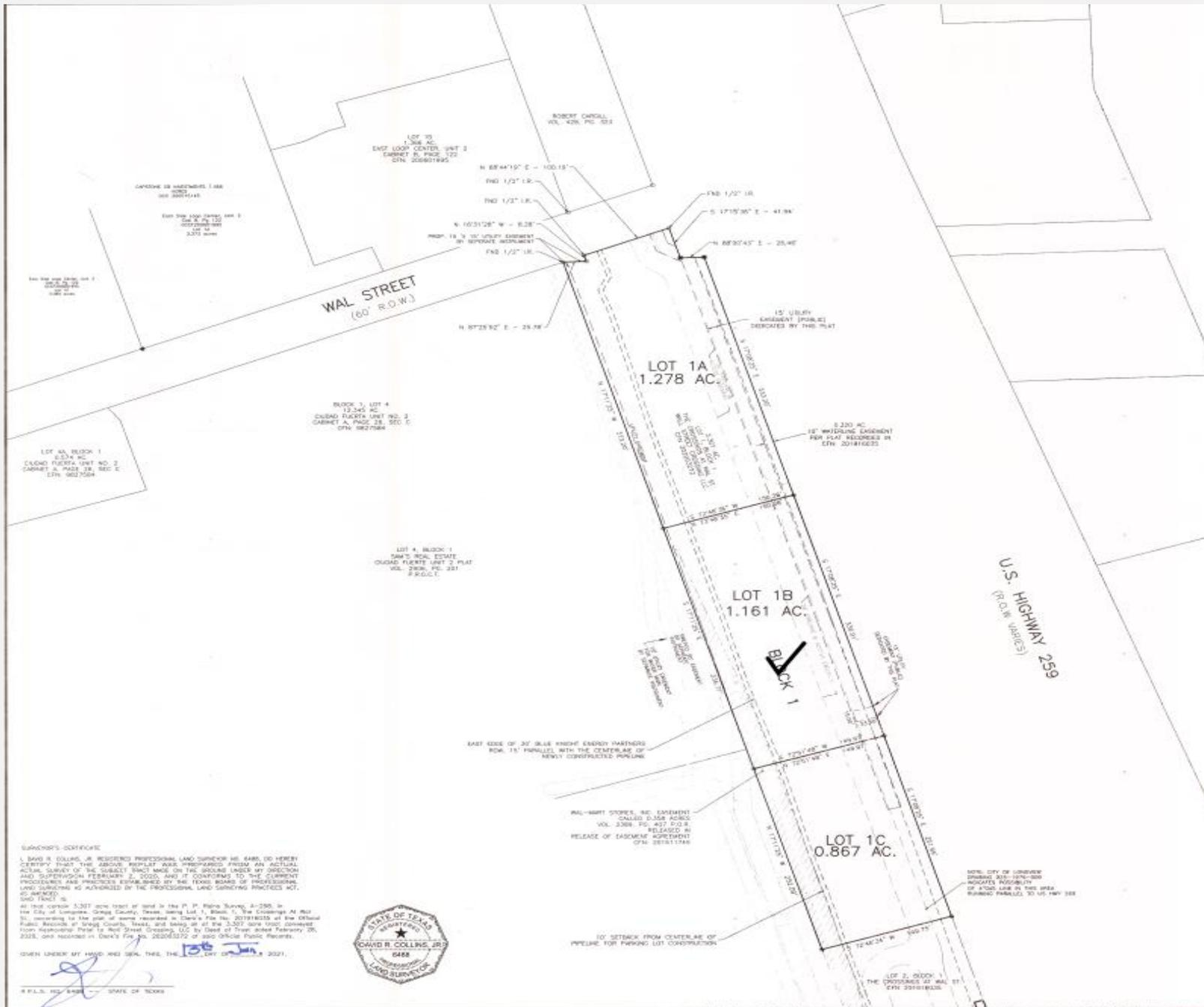
REPLAT

THE CROSSINGS AT WAL ST  
REPLAT LOT 1, BLOCK 1

3.307 AC - 3 LOTS - 1 BLOCK  
LONGVIEW, GREGG COUNTY, TEXAS

Callen Surveying & Mapping, Inc.  
300 Judson Road  
Longview, Texas 75601  
Phone: (936) 332-8033

Job Number: PR24242



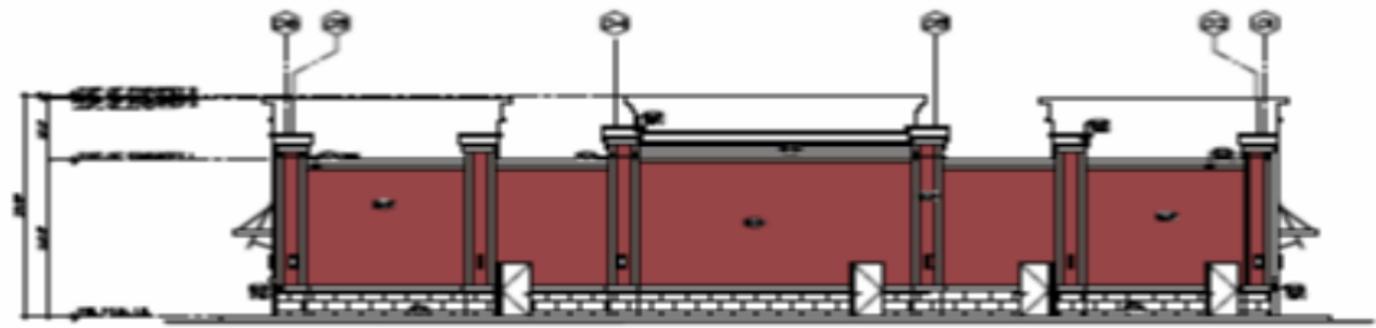
SURVEYOR'S CERTIFICATE  
I, DAVID B. COLLINS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6486, DO HEREBY CERTIFY THAT THE ABOVE REPLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT TRACT MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION FEBRUARY 2, 2020, AND IT CONFORMS TO THE CURRENT PROCEDURES AND PRACTICES ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT, AS AMENDED.  
Said Tract is  
all that certain 3.307 acre tract of land in the P. O. Payne Survey, A-250, in the City of Longview, Gregg County, Texas, being Lot 1, Block 1, the Crossings At Wal St, according to the plan of same recorded in Clerk's File No. 201918255 of the Official Public Records of Gregg County, Texas, and being all of the 3.307 acre tract conveyed from Aquacore, Inc. to Wall Street Crossings, LLC by Deed of Trust dated February 20, 2018, and recorded in Clerk's File No. 202003272 of said Official Public Records.

GIVEN UNDER MY HAND AND SEAL, THIS, THE 13<sup>th</sup> DAY OF Jan., 2021.

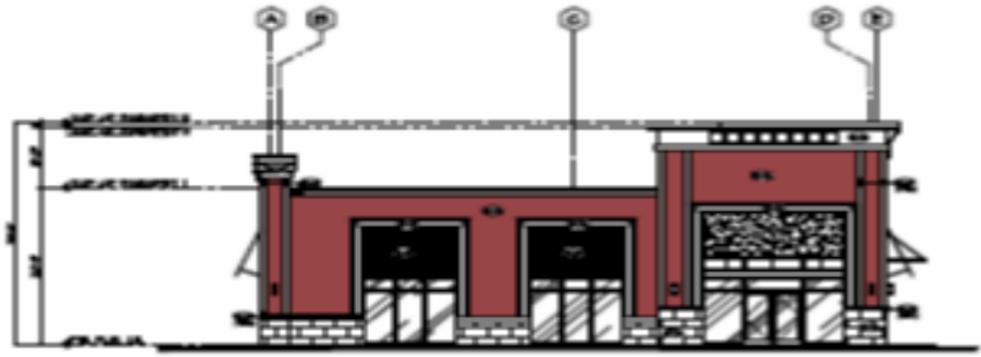
STATE OF TEXAS



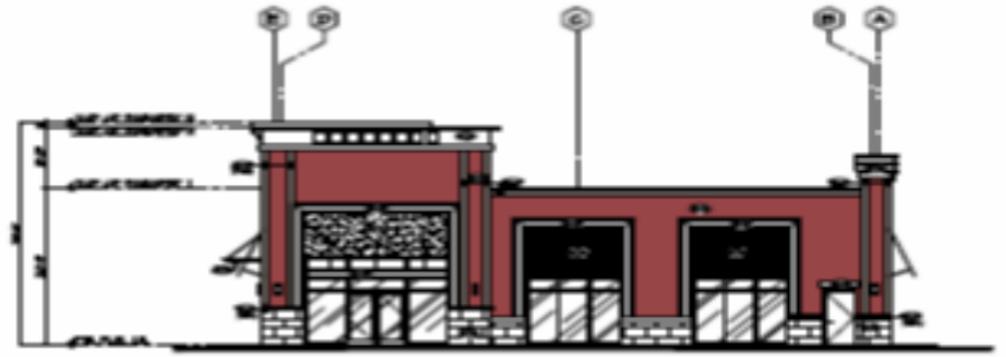
STATE OF TEXAS



04 REAR ELEVATION BLDG. II



02 LEFT ELEVATION BLDG. II

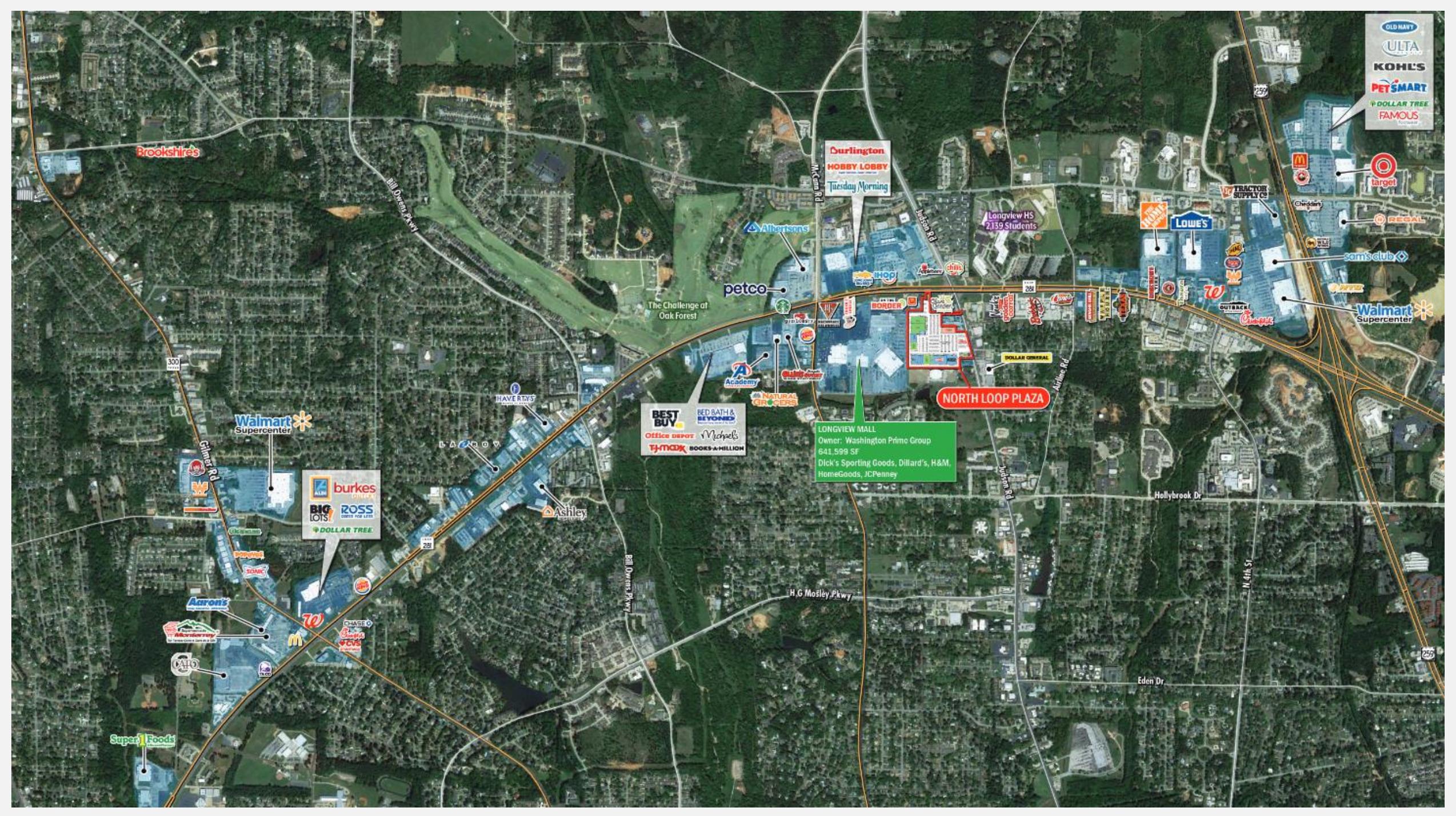


03 RIGHT ELEVATION BLDG. II



01 FRONT ELEVATION BLDG. II

MATERIALS	
BRICK	CLAY BRICK
CONCRETE	CONCRETE
GLASS	GLASS
IRON	IRON
WOOD	WOOD
PAINT	PAINT
ROOFING	ROOFING
STAINLESS STEEL	STAINLESS STEEL
TILE	TILE
ZINC	ZINC



- OLD NAVY
- ULTA
- KOHL'S
- PETSMART
- DOLLAR TREE
- FAMOUS FOOTWEAR

**Durlington**  
**HOBBY LOBBY**  
 Tuesday Morning

Longview HS  
 2,139 Students

**NORTH LOOP PLAZA**

**LONGVIEW MALL**  
 Owner: Washington Prime Group  
 641,599 SF  
 Dick's Sporting Goods, Dillard's, H&M,  
 HomeGoods, JC Penney

**BEST BUY**  
**OFFICE DEPOT**  
**TJ-MAXX**  
**RED BATH & BEYOND**  
**Michael's**  
**BOOKS-A-MILLION**

**burkes**  
**BIG LOTS**  
**ROSS**  
**DOLLAR TREE**

Brookshires

Walmart  
 Supercenter

HAVE REYS

Ashley

Super Foods

McDonald's

Target

LOWE'S

REGAL

samsclub

Walmart  
 Supercenter

petco

The Challenge at  
 Oak Forest

Academy

NATURAL  
 PRODUCTS

DOLLAR GENERAL

Hollybrook Dr

H.G. Mosley Pkwy

Eden Dr

N. 4th St

Gilmer Rd

300

29

Bill Owens Pkwy

Judson Rd

Marline Rd

Judson Rd

McKean Rd

Bill Owens Pkwy

259

259



## 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.



11-2-2015

### 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.

<b>JBK RE &amp; BROKERAGE, LLC</b>		<b>539631</b>	<b>john@jbkenterprises.com</b>	<b>9037532350</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name		License No.	Email	Phone
<b>John King</b>		<b>9002032</b>	<b>johnking903@yahoo.com</b>	<b>9034520386</b>
Designated Broker of Firm		License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate		License No.	Email	Phone
<b>John Cody Sage</b>		<b>701428</b>	<b>cody@jbkenterprises.com</b>	<b>9037361633</b>
Sales Agent/Associate's Name		License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date		

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0