

# NORTHWEST VILLAGE

1725 W LOOP 281 - LONGVIEW, TEXAS



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## PROPERTY OVERVIEW

- » Great Visibility - one of the Highest Trafficked Intersections in the Market
- » NEC of West Loop 281 & Gilmer Road
- » 1,200 - 2,000 SF Available for Lease

## RETAILER ANALYSIS



**88th percentile trafficked Aldi in Texas**



**9th highest performing Shop & Service Store in 15 miles**



**7th highest performing Apparel Store in 15 miles**

\*According to traffic data obtained from Placer.ai



## DEMOGRAPHIC INFORMATION

	1 MILE	3 MILE	5 MILE
Population	7,183	46,540	84,041
Average HH Income	\$96,877	\$72,032	\$66,344

## DAILY TRAFFIC

West Loop 281	26,214 VPD
Gilmer Road	26,750 VPD

## PROPERTY RETAILERS

Aldi	Burke's Outlet	Ross Dress for Less
America's Best Eyeglasses	Dollar Tree	Walgreens
Big 5 Tire	Marco's Pizza	Wingstop
Big Lots	Rent-A-Center	



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Property Video:  
[https://youtu.be/V\\_VPOPZQtYU](https://youtu.be/V_VPOPZQtYU)

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TENANT	SUITE
NAIL SALON	1735
AVAILABLE	1737
AVAILABLE	1739
AVAILABLE	1741
AVAILABLE	1745
AVAILABLE	1747
AVAILABLE	1749
PHARMACY	1751
AVAILABLE	1753



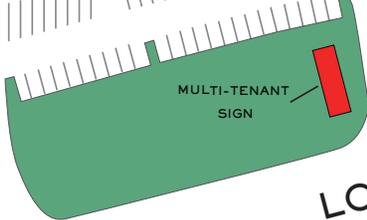
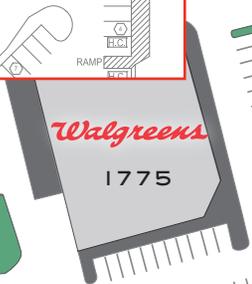
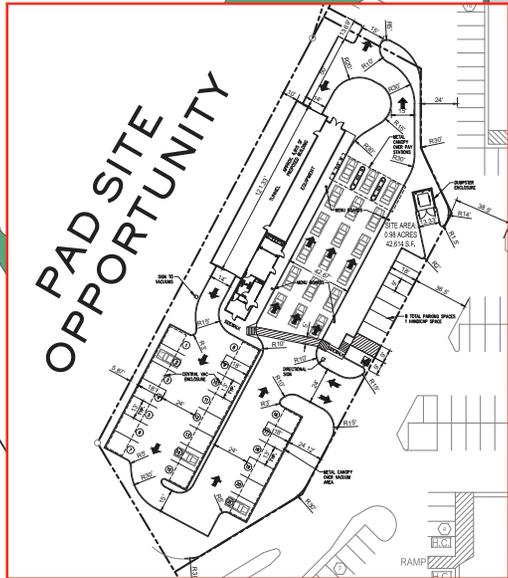
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VILLAGE ROAD

LOOP 281 TOMLINSON PARKWAY



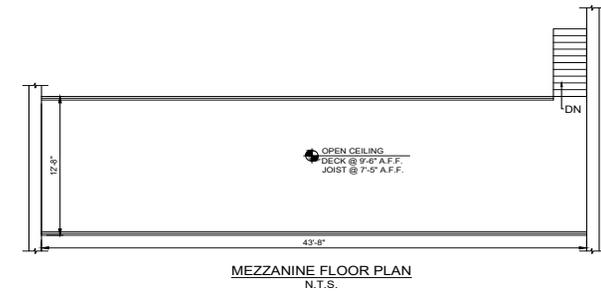
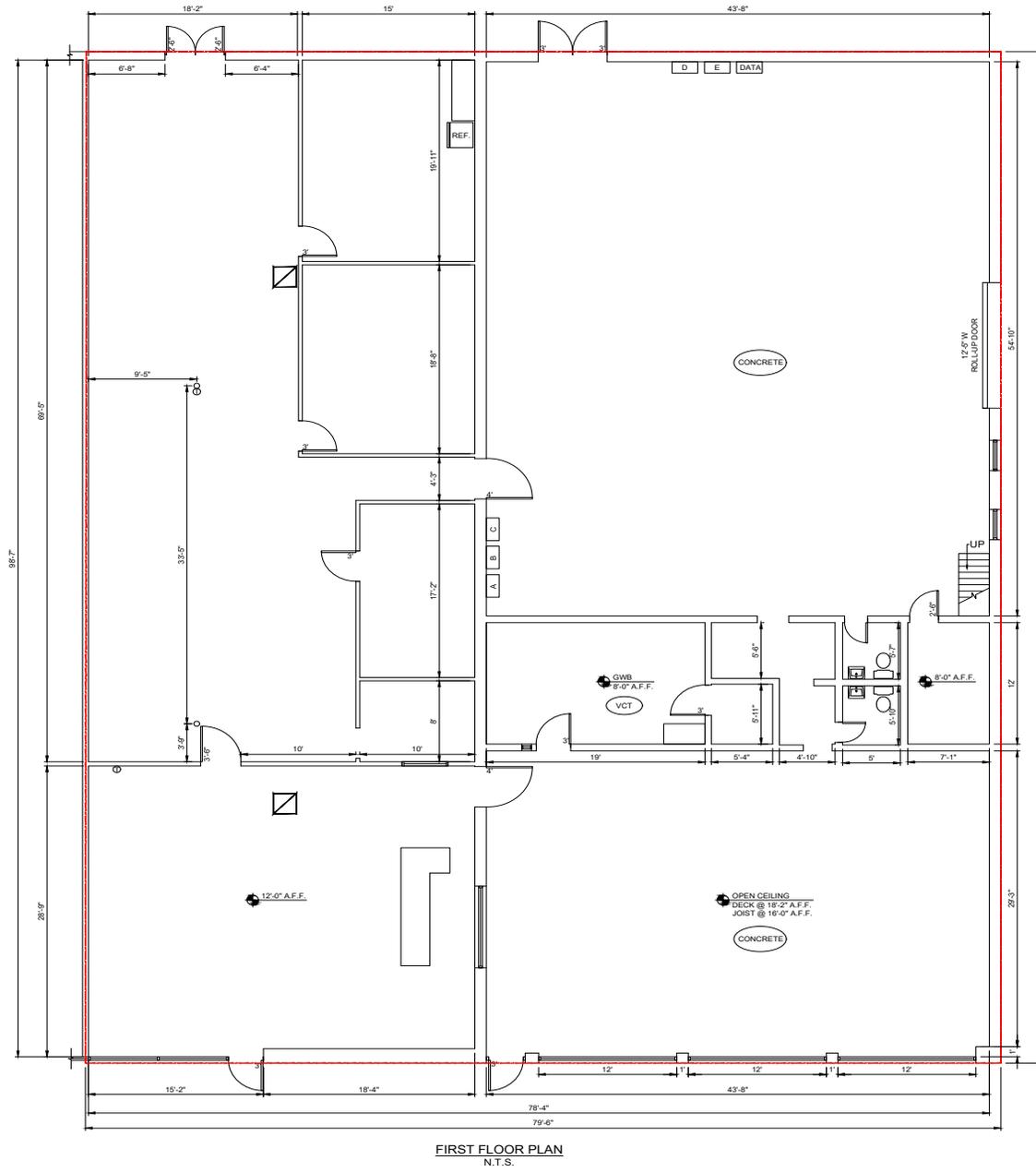
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# NORTHWEST VILLAGE

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LEGEND	
A	= 225 AMP
B	= 20 AMP
C	= 225 AMP, 208Y/120V
D	= 400 AMP, 208Y/120V
E	= 800 AMP, 208Y/120V
⊖	THERMOSTAT

LEASEABLE S.F. = 7,950 SF  
MEZZANINE S.F. = 554 SF



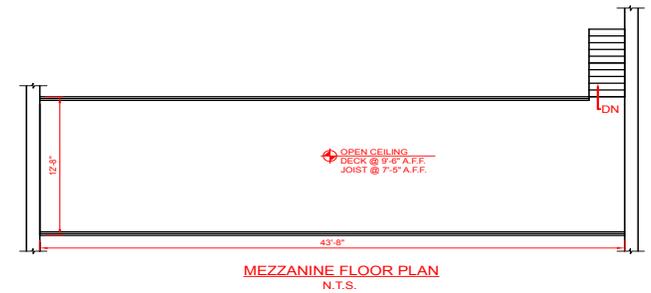
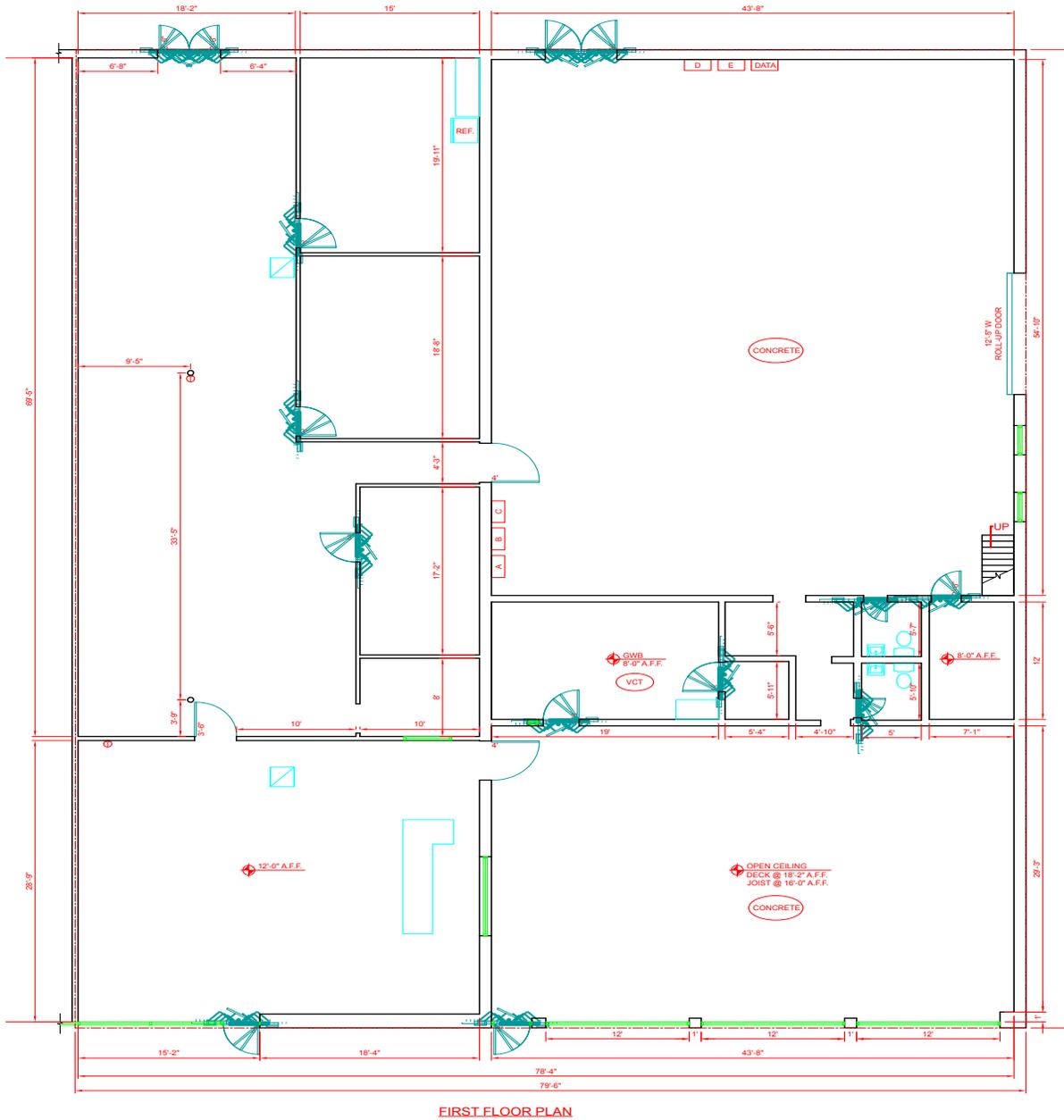
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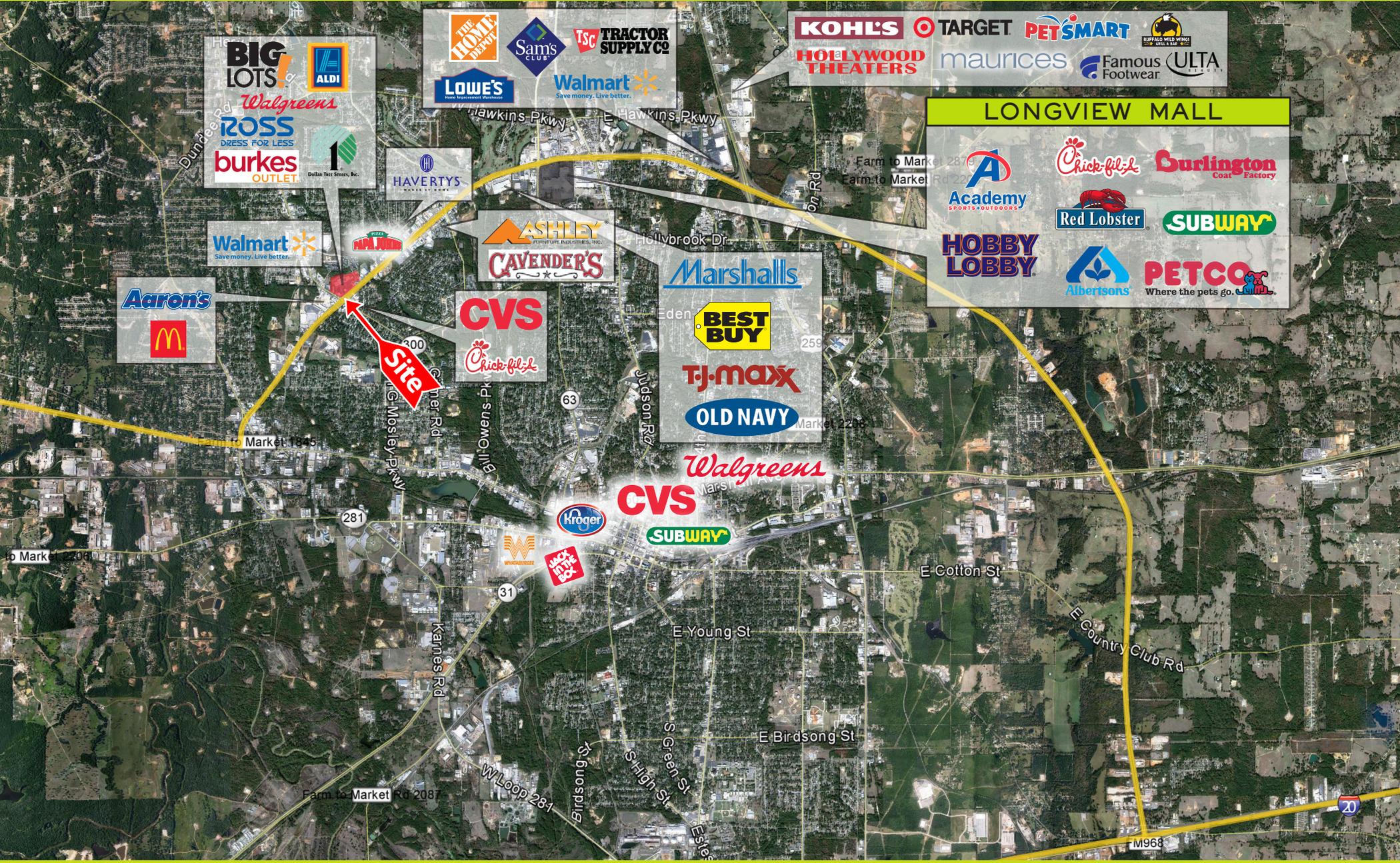
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# INFORMATION ABOUT BROKERAGE SERVICES



THE WOODMONT COMPANY

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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

- **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.

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STEPHEN COSLIK	237614	<a href="mailto:contact@woodmont.com">contact@woodmont.com</a>	817-732-4000
Designated Broker of Firm	License No.	Email	Phone



Regulated by the Texas Real Estate Commission

2025 - Information available at [www.trec.texas.gov](http://www.trec.texas.gov)