

# RESTAURANT PAD SITE FOR LEASE LONGVIEW MALL

LOOP 281 & MCCANN RD | LONGVIEW, TX 75605

**SITE**



# PROPERTY FOR LEASE

LONGVIEW MALL | LONGVIEW, TX



## LOCATION

LOOP 281 & MCCANN RD,  
LONGVIEW, TX 75605

## SIZE

6,000 SF

## PROPERTY HIGHLIGHTS

- Excellent Visibility
- Highly Active Retail Location in Longview
- The primary Shopping Venue of East Texas
- Includes Entrances to both Mall and Parking Lot
- 74,000 SF Parking Lot

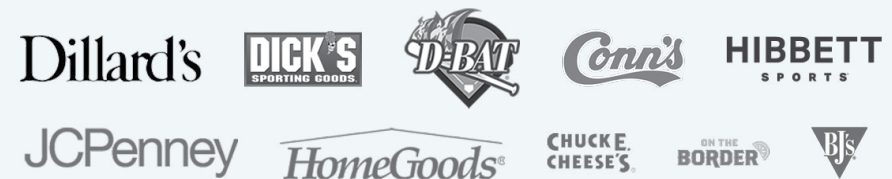
## TRAFFIC COUNTS

**Loop 281**  
36,964 VPD 2021

## 2022 DEMOGRAPHIC SUMMARY

|                          | 1 mile   | 3 miles  | 5 miles  |
|--------------------------|----------|----------|----------|
| Total Population         | 6,312    | 44,901   | 83,062   |
| Total Daytime Population | 10,899   | 54,213   | 95,692   |
| Average Household Income | \$94,245 | \$95,253 | \$87,650 |

## AREA ATTRACTIONS



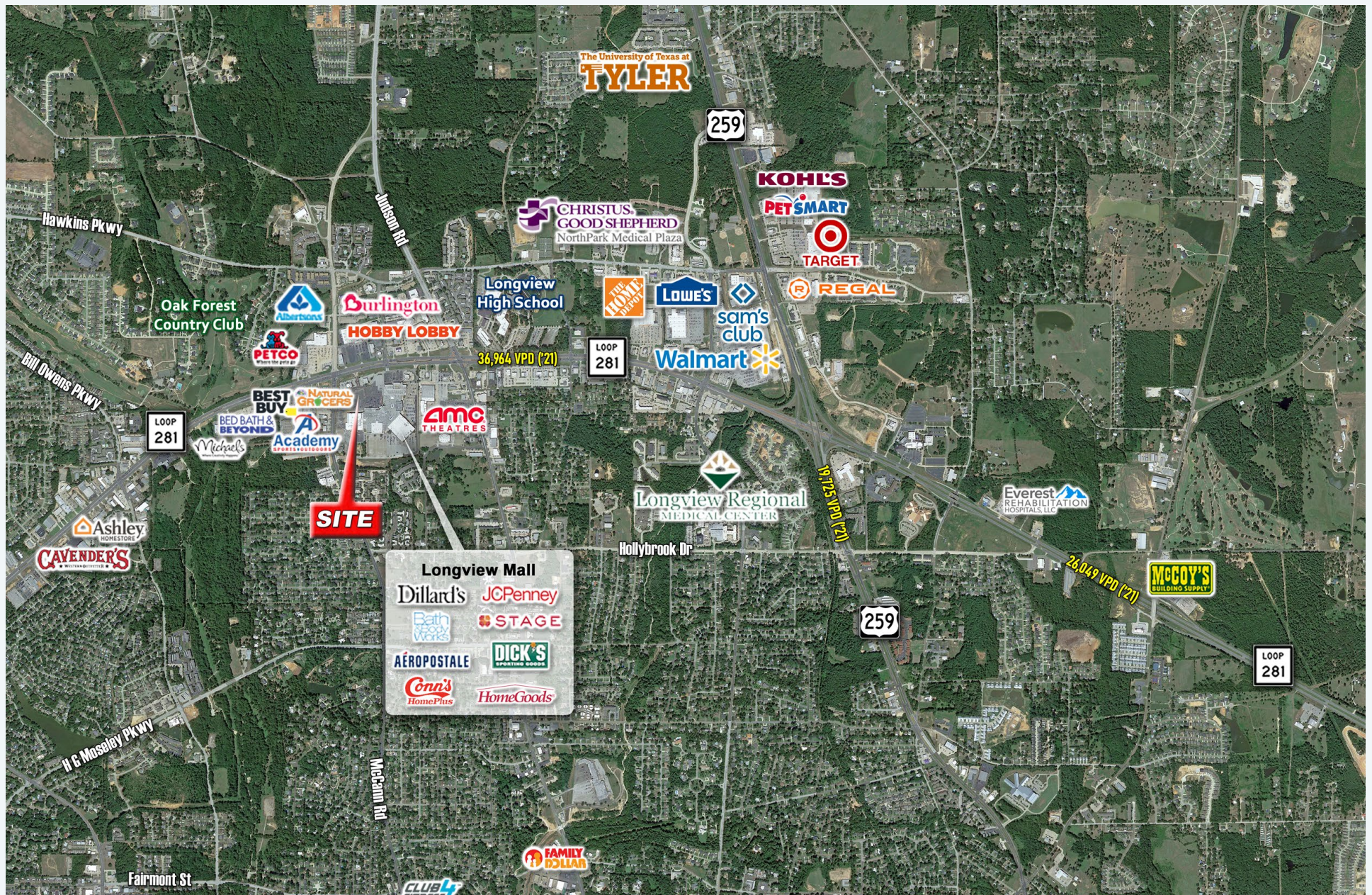


# INTERSECTION AERIAL

LONGVIEW MALL | LONGVIEW, TX











**MEDIAN AGE**  
37

**EDUCATIONAL  
ATTAINMENT**  
23.7%

**AVERAGE  
HH INCOME**  
\$94,245

**POPULATION  
DENSITY (PSM)**  
85,774/mi<sup>2</sup>

**HOME  
OWNERSHIP**  
28.5%





## Singles and Starters

*Young singles starting out and some starter families living a city lifestyle.*

**Average Household Size:** 1 person

**Median Age:** 25–30

**Median Household income:** Less than \$15,000

**Type of Property:** Multi-Family

**Home Ownership:** Renter

**Features:** Rental Housing, Single Adults, Politically Disengaged, Engage via Radio, Foodies, Digital Savvy



## Pastoral Pride

*Eclectic mix of lower middle-class consumers who have settled in country and small town areas.*

**Average Household Size:** 1 person

**Median Age:** 36–45

**Median Household income:** \$50,000–\$74,999

**Type of Property:** Single-Family

**Home Ownership:** Homeowner

**Features:** Rural Living, Working Class Sensibility, Limited Investments, Tech Wizards, Satellite TV, Blue-Collar Job



## Golden Year Guardians

*Retirees living in old homes, settled residences and communities.*

**Average Household Size:** 1 person

**Median Age:** 76+

**Median Household income:** \$15,000–\$24,000

**Type of Property:** Multi-Family

**Home Ownership:** Homeowner

**Features:** Retired, Health-Conscious, Tech Novices, Established Credit, Domestic Holidays, Cautious Money Managers





## MAJOR: LONGVIEW MALL LOCATION

Longview Mall is the largest mall in the region. It currently has over 80 stores and restaurants, including major anchor stores such as Dillard's, JCPenney, HomeGoods, and Conns. Other popular stores in the mall include American Eagle Outfitters, Bath & Body Works, and H&M. Longview, TX is a thriving community with a diverse economy that includes healthcare, education, manufacturing, and retail.

- The city is home to several higher education institutions, including LeTourneau University and Kilgore College-Longview
- Longview Mall offers a variety of entertainment options for visitors. It has a cinema, a children's play area, and an indoor ice skating rink.
- Longview Mall has 3.9M total visits per year





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## 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.*

### 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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

### 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.

|   |               |                               |                       |
|---|---------------|-------------------------------|-----------------------|
| Northview Company LLC                                   | 9011898       | info@northviewco.com          | (214) 659-1181        |
| Broker's Licensed Name or Primary Assumed Business Name | License No.   | Email                         | Phone                 |
| <b>Ryan Smith</b>                                       | <b>638784</b> | <b>rsmith@northviewco.com</b> | <b>(214) 659-1181</b> |
| Designated Broker's Name                                | License No.   | Email                         | Phone                 |
| XXXXXXXXXXXXXXXXXXXXXXXXXXXX                            | XXXXXXXXXXXX  | XXXXXXXXXXXXXXXXXXXXXXXXXXXX  | XXXXXXXXXXXX          |
| Agent's Supervisor's Name                               | License No.   | Email                         | Phone                 |
| <b>Ryan Smith</b>                                       | <b>638784</b> | <b>rsmith@northviewco.com</b> | <b>214.659.1181</b>   |
| Sales Agent/Associate's Name                            | License No.   | Email                         | Phone                 |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date