

RETAIL FOR LEASE

Super Wal-Mart Shadow Anchor

711 Estes Drive – Longview, TX 75602



Overview

Longview Shopping Center is a 25,850 square foot Walmart Shadow shopping center, located on the southeast corner of Estes Drive and Highway 322 in Longview, Texas. The property is adjacent to a Super Walmart location. The property is currently 81% leased to Dollar Tree, Check N Go, Dominos, CATO and Its Fashion. The property has three (3) Available 1,600 square foot suites remaining.

Key Features

- Shadow Anchored by Walmart Super Center
- Class "A" development built in 2006
- Low NNN rates
- Over 24,000 VPD on Highway 322
- Space in Vanilla Shell condition

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INVESTMENTS

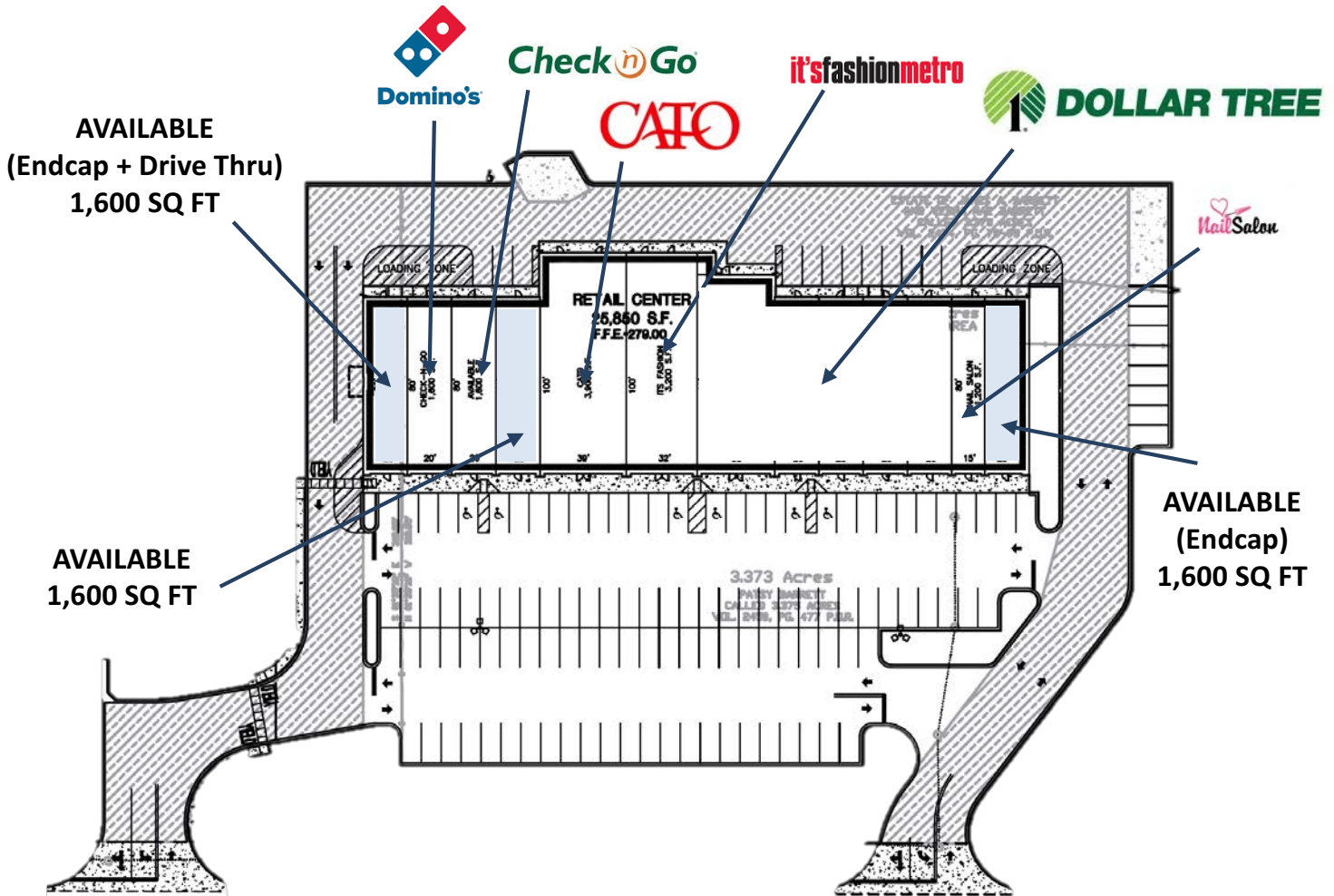
Ryan D. O'Connell | ryan@rdoinvestments.com | 602.595.4000

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Available Retail Space	Square Feet	\$ PSF
Suite A (Endcap + Drive Thru)	1,600	Negotiable
Suite D	1,600	Negotiable
Suite I (Endcap)	1,600	Negotiable

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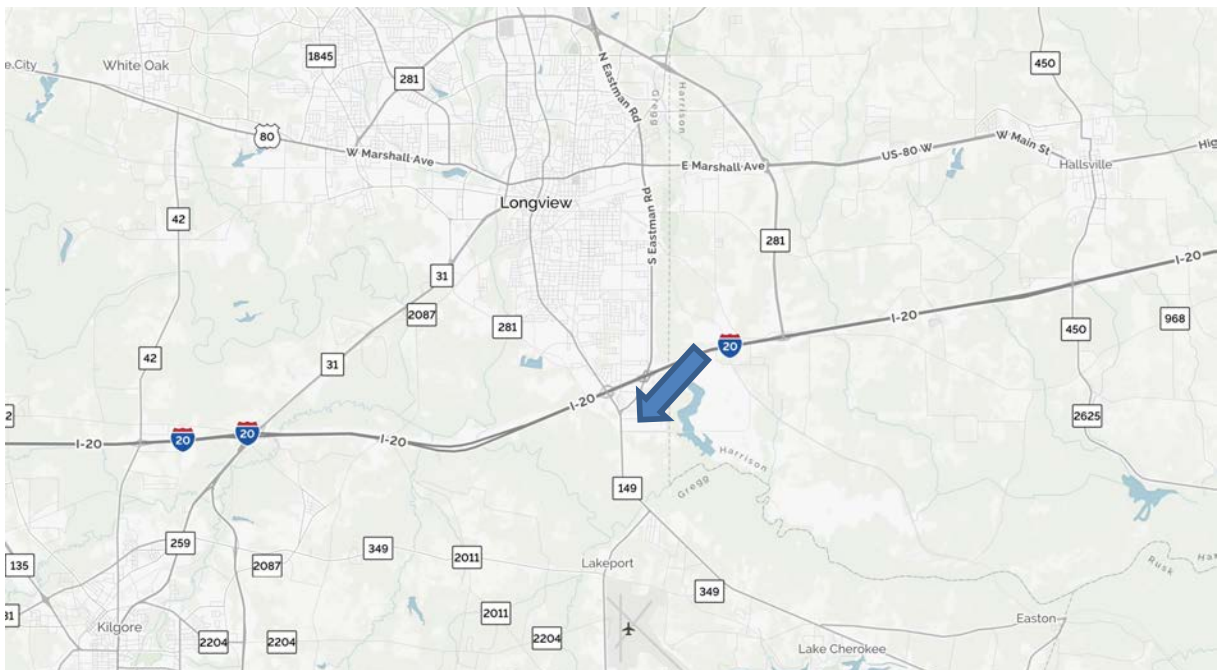
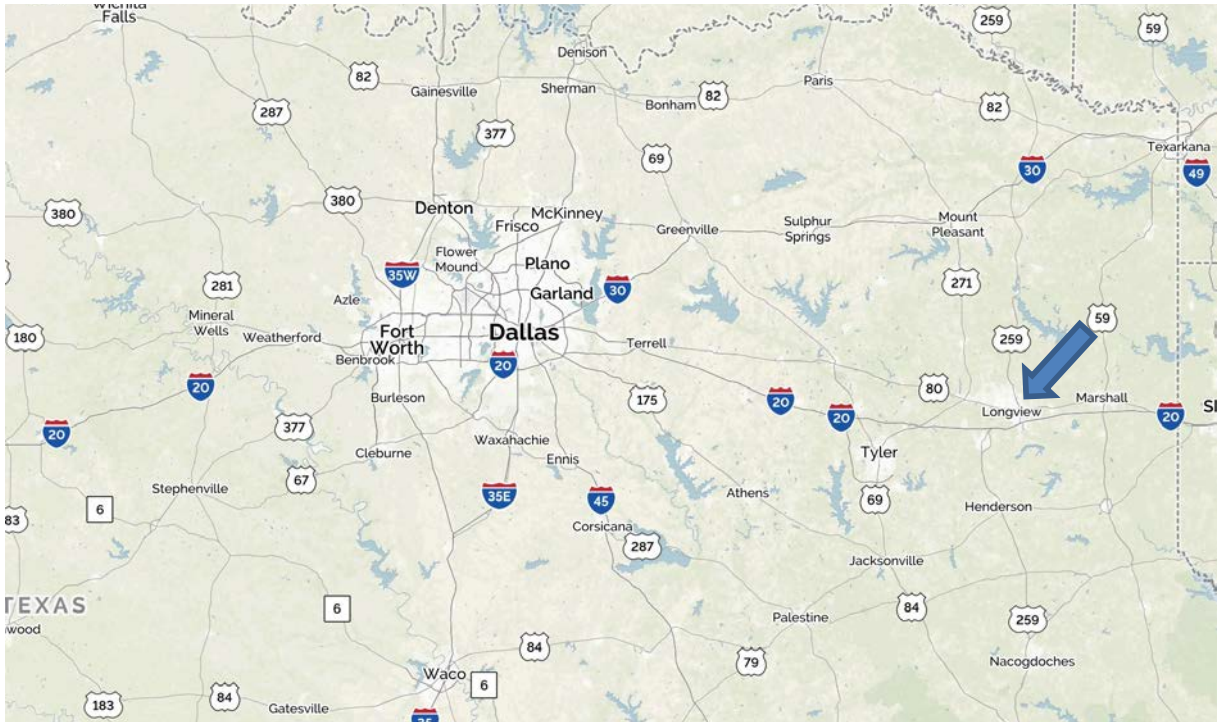
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711 Estes Dr Longview, TX 75602		1 mi radius	3 mi radius	5 mi radius
POPULATION	2017 Estimated Population	915	14,179	31,351
	2022 Projected Population	973	15,033	32,867
	2010 Census Population	505	13,931	31,564
	2000 Census Population	571	13,350	29,294
	Projected Annual Growth 2017 to 2022	1.3%	1.2%	1.0%
	Historical Annual Growth 2000 to 2017	3.5%	0.4%	0.4%
	2017 Median Age	28.9	30.1	32
HOUSEHOLDS	2017 Estimated Households	328	4,554	10,540
	2022 Projected Households	359	4,966	11,375
	2010 Census Households	182	4,417	10,490
	2000 Census Households	207	4,490	10,340
	Projected Annual Growth 2017 to 2022	1.9%	1.8%	1.6%
	Historical Annual Growth 2000 to 2017	3.4%	0.1%	0.1%
RACE AND ETHNICITY	2017 Estimated White	31.6%	31.6%	39.5%
	2017 Estimated Black or African American	41.6%	46.1%	40.4%
	2017 Estimated Asian or Pacific Islander	0.3%	0.9%	0.8%
	2017 Estimated American Indian or Native Alaskan	0.1%	0.6%	0.7%
	2017 Estimated Other Races	26.4%	20.8%	18.5%
	2017 Estimated Hispanic	40.7%	33.0%	29.5%
INCOME	2017 Estimated Average Household Income	\$33,170	\$42,194	\$45,853
	2017 Estimated Median Household Income	\$37,809	\$35,407	\$36,152
	2017 Estimated Per Capita Income	\$11,901	\$13,876	\$16,101
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	11.2%	13.5%	11.0%
	2017 Estimated Some High School (Grade Level 9 to 11)	17.4%	15.2%	14.4%
	2017 Estimated High School Graduate	32.7%	30.9%	31.7%
	2017 Estimated Some College	23.3%	26.1%	25.7%
	2017 Estimated Associates Degree Only	2.8%	4.4%	6.0%
	2017 Estimated Bachelors Degree Only	9.1%	7.1%	8.5%
	2017 Estimated Graduate Degree	3.5%	2.7%	2.7%
BUSINESS	2017 Estimated Total Businesses	143	462	2,332
	2017 Estimated Total Employees	4,244	9,462	29,791
	2017 Estimated Employee Population per Business	29.7	20.5	12.8
	2017 Estimated Residential Population per Business	6.4	30.7	13.4

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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