



FREESTANDING 10,705 SF RESTAURANT FOR LEASE



8235 Douglas Ave
Suite 720
Dallas, Texas 75225
T 214.378.1212
venturedfw.com

301 E LOOP 281
LONGVIEW, TX



CHARLOTTE COOPER CCOOPER@VENTUREDFW.COM | CLAY MOTE CMOTE@VENTUREDFW.COM

LOCATION

301 E LOOP 281
LONGVIEW, TX

SIZE

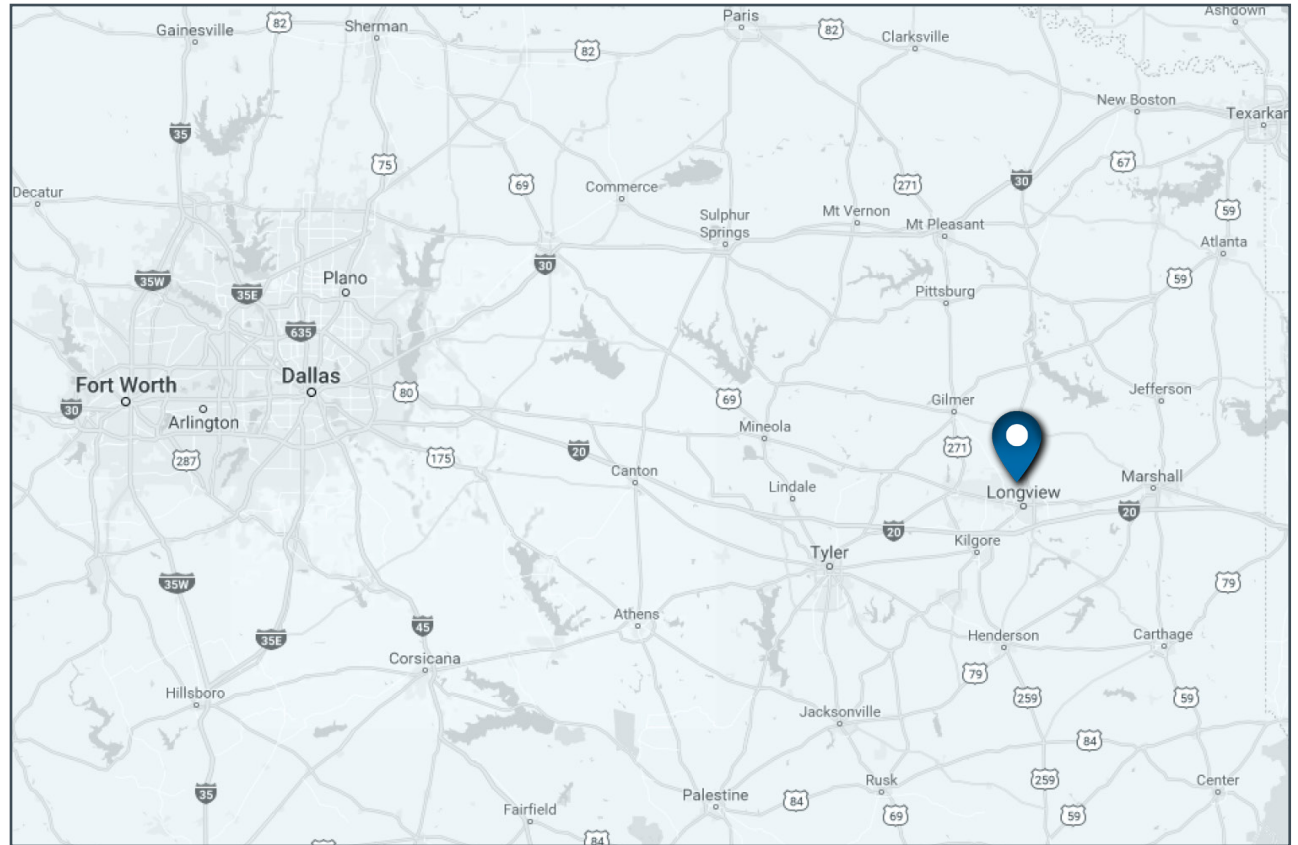
BUILDING 10,705 SF
LAND 2.05 ACRES

TRAFFIC COUNTS

LOOP 281 35,086 VPD 2015
JUDSON RD 21,730 VPD 2015

PROPERTY HIGHLIGHTS

- ★ FREESTANDING BUILDING
- ★ SIGNALIZED INTERSECTION
- ★ HARD CORNER OF LOOP 281 & AIRLINE RD
- ★ CLOSE PROXIMITY TO WALMART, SAMS, HOME DEPOT, LOWES, RAISING CANE'S & CHICK-FIL-A
- ★ 8 MILES FROM EASTMAN RD & 281 INTERCHANGE
- ★ 174 PARKING SPACES
- ★ PYLON SIGNAGE AVAILABLE

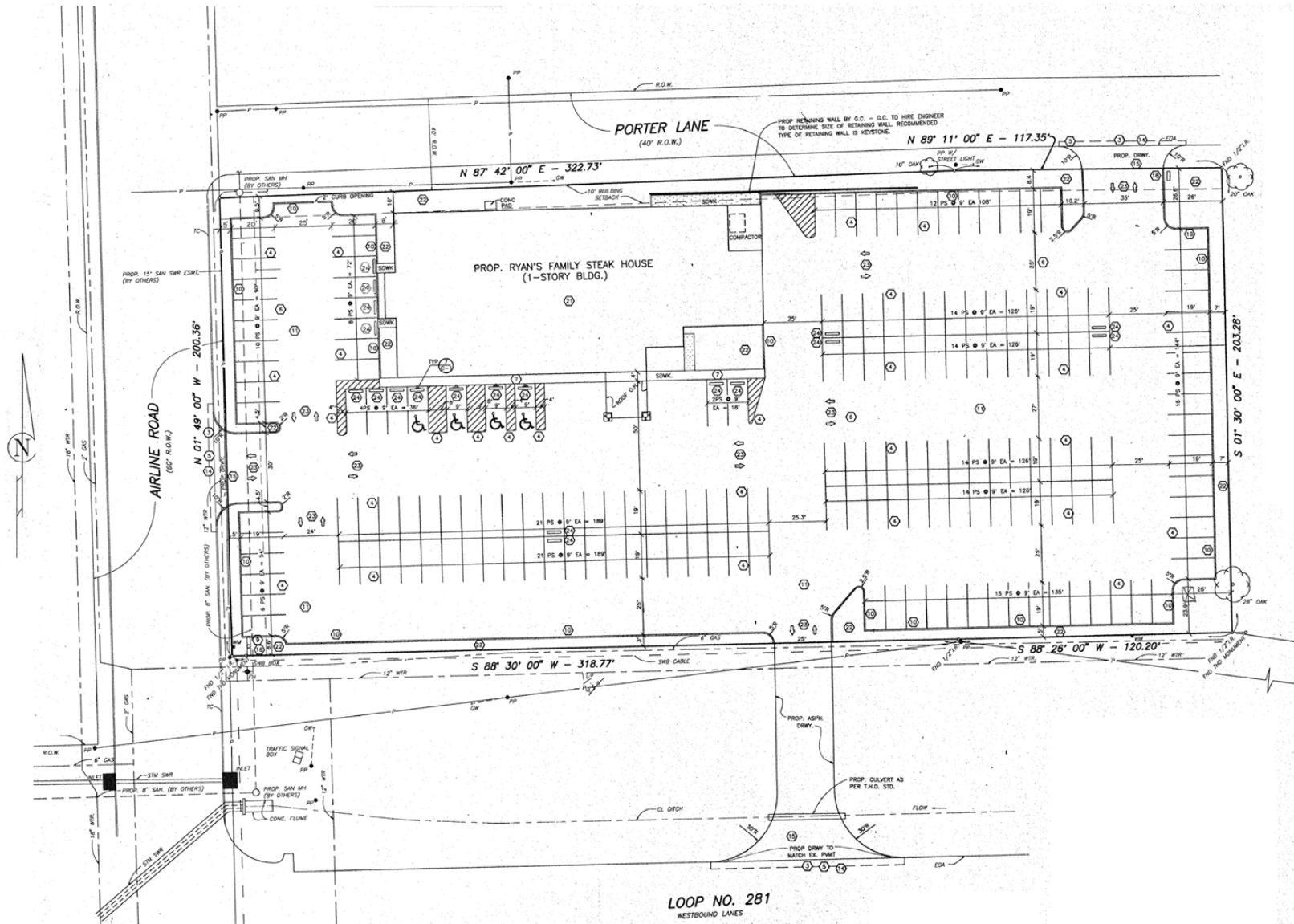


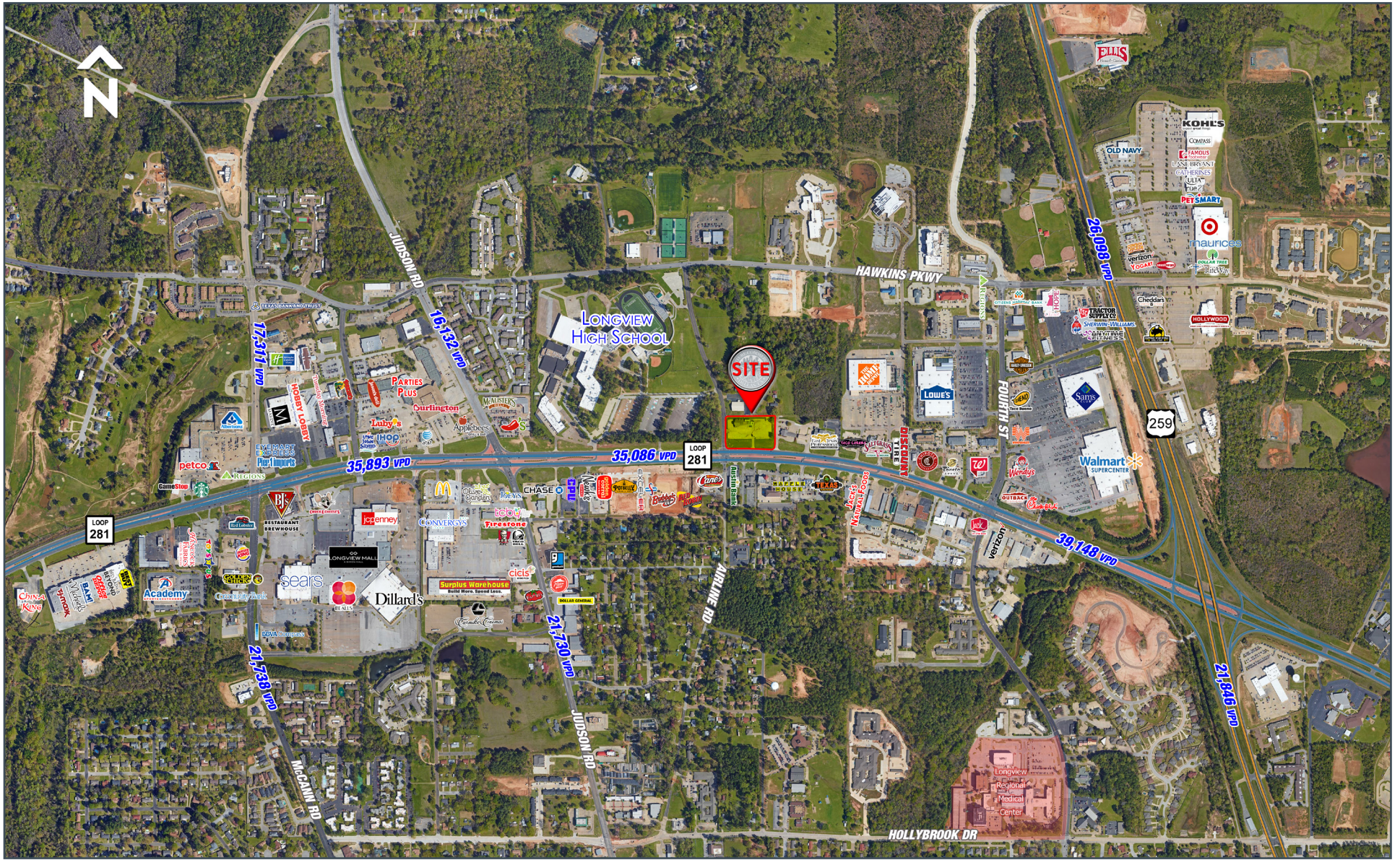
2018 DEMOGRAPHIC SUMMARY

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|----------|----------|
| EST. POPULATION | 5,614 | 37,169 | 80,634 |
| EST. AVG. HH INCOME | \$54,609 | \$79,812 | \$72,188 |

AREA ATTRACTIONS











8235 Douglas Ave
Suite 720
Dallas, TX 75225
T 214.378.1212
venturedfw.com

CHARLOTTE COOPER
Senior Vice President
214.378.1212
ccooper@venturedfw.com

CLAY MOTE
Principal | Founding Member
214.378.1212
cmote@venturedfw.com