



101 W LOOP 281 | LONGVIEW, TX 75605

EXCLUSIVELY LISTED BY:



KYLE MATTHEWS

Broker of Record

License No. 9005919 (TX)





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INVESTMENT SUMMARY

- ▶ **NATIONAL TENANT** – Applebee's Grill + Bar, a subsidiary of DineEquity, INC. is one of the largest casual dining restaurant chains in the world with over 1,850 locations.
- ▶ **STRONG GUARANTEE** – Apple Houston Restaurants, Inc. a division of SSCP Management, Inc., a privately held Dallas-based firm that currently owns and operates 80 Applebee's restaurants throughout Texas, as well as several shopping centers, office buildings, and other commercial real estate properties.
- ▶ **LOCATION** – The property is ideally situated right off Loop 281 and Judson which are main thoroughfares in Longview, TX, and see a combined traffic count of over $\pm 54,700$ cars per day.
- ▶ **RANKING** – This location ranks, 91% percentile nationally, and 83% percentile in Texas. This from data 01/01/2019 - 12/01/2023. With 25,562 Avg. Monthly Visits.
- ▶ **STRONG DEMOGRAPHICS** – 5-mile radius - 82,139 inhabitants with an average household income of 84.9K.
- ▶ **ABSOLUTE TRIPLE NET (NNN) LEASE** – Tenant is responsible for paying all Taxes, Insurance, and Maintenance, providing an investor complete passive ownership.
- ▶ **STRONG RETAIL CORRIDOR** – The property is located in Longview's most dense retail corridor with national brands like Walmart, Sam's Club, Home Depot, Lowe's, Best Buy, Burlington, McDonald's, Office Depot and Academy.
- ▶ **LOCAL PRESENCE** – Directly adjacent to Longview High School and Longview Mall, this site has been serving the local Longview community for decades.



PROPERTY OVERVIEW



PROPERTY DESCRIPTION

- ▶ **PROPERTY ADDRESS**
101 W Loop 281
Longview, TX 75605
- ▶ **BUILDING SIZE**
±5,529 SF
- ▶ **SITE SIZE**
±1.1 Acres
- ▶ **TERM REMAINING**
±9.5 Years



\$3,046,621
LIST PRICE



7.25%
CAP RATE



\$220,884
NOI



\$35.41
R/SF

ANNUALIZED OPERATING DATA

YEARS	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current - 6/30/2028	\$18,407	\$220,884	7.25%
Option 1 (EXECUTED): 7/01/2028 - 6/30/2033	\$20,247	\$242,964	7.97%
Option 2: 7/01/2033 - 6/30/2038	\$22,272	\$267,269	8.77%
Option 3: 6/12/2038 - 6/12/2043	\$24,499	\$293,990	9.64%
Option 4: 6/12/2043 - 6/12/2048	\$26,949	\$323,387	10.61%



LEASE SUMMARY

Tenant Trade Name	Applebee's
Type of Ownership	Fee Simple
Lease Gurantor	Apple Houston Restaurants, Inc.
Lease Type	Absolute NNN
Lease Commencement Date	12/07/2023
Lease Expiration Date	6/30/2033
Term Remaining	±9.5 Years
Rental Increases	10% Every Option
Options	Three, 5-Year Options
GLA of Building	±5,529 SF
Lot Size	±1.1 AC

FINANCING INQUIRIES

For financing options reach out to:

James Brandon
(310) 955-5836
jim.brandon@matthews.com



LONGVIEW MALL
3500 MCCANN RD OFC,
LONGVIEW, TX 75605

Once upon a child®
Longview, TX



SW

H&M HOT TOPIC GNC
HIBBETT LIVE WELL zumiez

VS FINISH LINE
Chick-fil-A HOLLISTER
Auntie Anne's SHOE DEPT.

Dillard's DICK'S
SPORTING GOODS

Burlington

LONG
JOHN
SILVERS

HOBBY
LOBBY

K
Pot

I
HOP

's

Applebee's

McDonald's

Olive
Garden
ITALIAN KITCHEN

Jucys
TACO



JUDSON RD ± 20,500 VPD

E LOOP 281 ± 34,200 VPD



SUMMER GREEN APARTMENTS
424 UNITS



LONGVIEW HIGH SCHOOL
2,068 STUDENTS



LONGVIEW HIGH SCHOOL
2,068 STUDENTS



SUMMER GREEN APARTMENTS
424 UNITS



ELOOP 281 ± 34,200 VPD



JUDSON RD ± 20,500 VPD

TENANT PROFILE



APPLEBEE'S

Applebee's International, Inc., is an American company which develops, franchises, and operates the Applebee's Neighborhood Grill and Bar restaurant chain. The company was founded in 1980 in Atlanta, Georgia and since then have expanded immensely. Applebee's started with the same philosophy they follow today – focused on serving good food to good people. Their values have stayed consistent through the years: trust, inclusion, community, accountability, integrity, an innovation. Today, what was once a popular neighborhood restaurant has grown to become a popular restaurant in neighborhoods all across North America – with almost 1,670 locations and counting.



1,560+

Locations



GLENDALE, CA

Headquarters



1980

Founded

AREA OVERVIEW

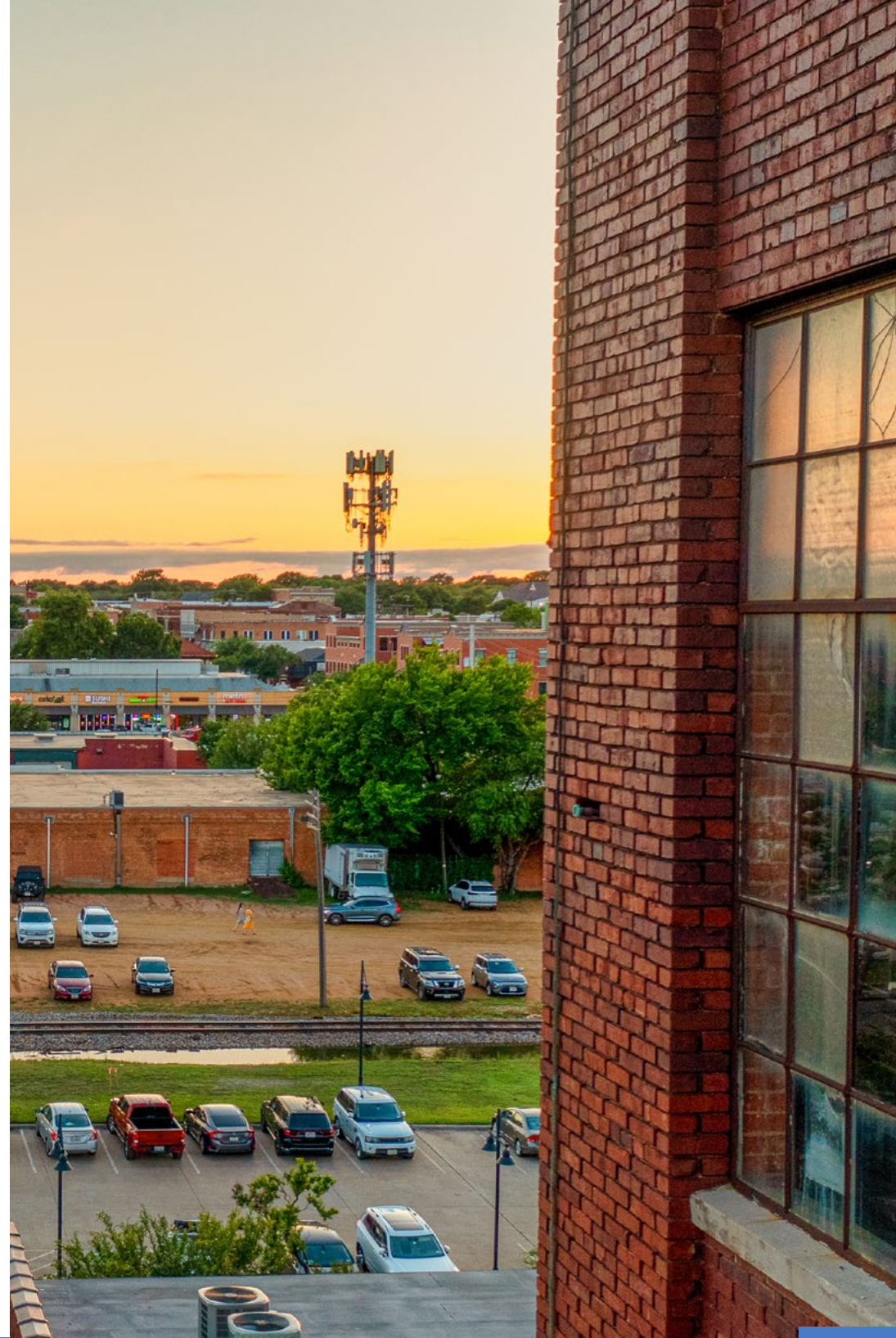
LONGVIEW, TX

Longview, Texas is a vibrant and thriving city nestled in the heart of the Lone Star State. Known for its rich history, warm Southern hospitality, and a strong sense of community, Longview offers a unique blend of small-town charm and urban convenience. The city is famous for its lush, tree-lined streets, which earned it the nickname “The Balloon Capital of Texas.” Longview boasts a diverse economy, with a focus on industries like oil, healthcare, and manufacturing, providing residents with ample job opportunities. The city also prides itself on its top-notch education system, including the highly regarded LeTourneau University. Longview’s cultural scene is vibrant, with numerous festivals, events, and attractions that celebrate its East Texas heritage. Whether you’re exploring the Gregg County Historical Museum, enjoying the natural beauty of the nearby Caddo Lake, or savoring the flavors of Southern cuisine at local eateries, Longview is a city that leaves a lasting impression on both residents and visitors alike.

Longview, Texas, offers a wide array of attractions that cater to diverse interests and provide something for everyone. For those seeking to connect with the region’s rich history, the Gregg County Historical Museum is a must-visit, showcasing artifacts and exhibits that offer a glimpse into the city’s past. Nature enthusiasts can explore the serene beauty of Caddo Lake, one of the largest natural lakes in Texas, where boating, fishing, and wildlife watching are popular activities. Additionally, Longview’s love for the outdoors extends to the Paul Boorman Trail and the Longview Arboretum and Nature Center, both of which offer scenic hiking and outdoor experiences.

DEMOGRAPHICS

POPULATION	5-MILE	10-MILE
2029 Projection	19,578	59,714
2024 Estimate	19,113	58,552
HOUSEHOLDS	5-MILE	10-MILE
2029 Projection	7,626	23,037
2024 Estimate	7,431	22,562
INCOME	5-MILE	10-MILE
Avg Household Income	\$77,399	\$76,468





ECONOMY

The economy in Longview, Texas, is characterized by resilience and diversity. This East Texas city has historically been closely tied to the oil and gas industry, with many oil-related businesses operating in the region. While the energy sector remains a significant contributor to the local economy, Longview has successfully diversified in recent years. The healthcare industry is a major player, with institutions like Christus Good Shepherd Medical Center providing a substantial number of jobs. Manufacturing also plays a crucial role, with a range of companies involved in production and distribution. The city’s strategic location along major transportation routes, including Interstate 20, positions it as a vital trade and distribution hub. The workforce in Longview benefits from a strong educational foundation, and the city’s continuous efforts to promote economic development ensure that it remains a competitive and economically dynamic place to live and work.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **101 W Loop 281, Longview, TX 75605**. The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

OFFERING MEMORANDUM



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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



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.

Matthews Real Estate Investment Services	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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

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