

3502 MCCANN ROAD, LONGVIEW, TX 75605  
PROPERTY INSIDE LONGVIEW MALL



GRAHAM GROUP

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# CONFIDENTIALITY & AGREEMENT



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The Owner expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to Purchase or Lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice which may arise as a result of review of the Memorandum.

The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

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# PROPERTY INFORMATION



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# PROPERTY INFORMATION

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$3,700,000
Building Size:	40,524 SF
Lot Size:	3.096 Acres
Number of Units:	1
Price / SF:	\$91.30
Cap Rate:	7.48%
NOI:	\$276,695
Year Built:	1976
Renovated:	2022
Market:	Longview, TX

### PROPERTY OVERVIEW

Sperry Commercial Global Affiliates - Graham Group has been exclusively selected to sell this 40,524 sf property in the Longview Mall in Texas. Longview Mall has spent over \$20 mm in recent years on renovation and has recently completed a major renovation for two new major tenant - Conn's and Home Goods. Other major tenants are Dillard's, JC Penny, Dick's Sporting Goods, Victoria Secrets and many more. Longview Texas enjoys a Retail Trade Area population estimated to be 425,000.

### PROPERTY HIGHLIGHTS

- 33,013 sf in original 10 year leases started in 2022
- 5,171 sf lease started in 2022
- Space was renovated in 2022
- Retail Trade Area population approx 450,000

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**EXECUTIVE SUMMARY // 5**



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# PROPERTY INFORMATION

## PROPERTY DESCRIPTION



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**PROPERTY DESCRIPTION // 6**



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# PROPERTY INFORMATION

## COMPLETE HIGHLIGHTS



### PROPERTY HIGHLIGHTS

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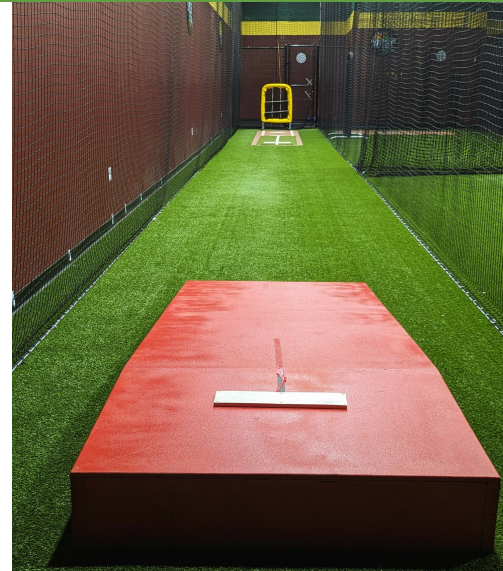


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# PROPERTY INFORMATION

## ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS // 8



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# L'PATRICIA PROFILE



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L'PATRICIA PROFILE // 9

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# D'BAT PROFILE

## D - BAT



### ABOUT THE TRAINING FACILITIES

For over 20 years D-BAT has impacted the careers of thousands of ballplayers. D-BAT's main goal is to provide a quality teaching environment with professional instruction to enhance the baseball and softball experience for players at all levels, from little league to the pros. D-BAT has a core belief that every player plays a different game and should be taught to maximize their own talents. D-BAT academies feature a well-lit, indoor climate-controlled facility, with an environment that invites parents to be a part of their ballplayer's development along with a topnotch pro shop to provide all your equipment needs. From developmental youth camps and private lessons... to the latest equipment and hottest apparel... D-BAT is your premiere baseball and softball training center.

- Founded in 1998 by Cade and Kyle Griffis.
- 1<sup>st</sup> location was opened in Addison Texas.
- Began franchising operations in 2008.
- Now has over 135 locations in the US.
- 10 locations in China.
- Largest network of training facilities in the country.
- Top indoor baseball and softball training facility in the country.
- Considered one of the fastest growing franchises in the country.
- Each facility offers; Memberships, Lessons, Camps, Cage Rental, Pitching Machines, Pro Shop, Birthday Parties, Weight Training, Vending, Uniforms, and Tournaments.

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# PROCOMP PROFILE

## PROCOMP SPORT

MARTIAL ARTS



### MISSION

ProComp understands how busy life can be - it's easy to forget how important your mental and physical health is, which is why ProComp Sport Martial Arts is here to help. Whether you're interested in physical fitness, self-defense, or even an athlete social outlet, our school maintains a safe and positive environment for you to achieve your goals. You will love our style of energetic teaching and the curriculum that draws from TaeKwonDo, American Karate, and Kickboxing!

- Founded in February 2020 by Clayton Watkins in Gilmer Texas.
- Clayton Watkins along with Co-Owner Joe Johnson opened the 2<sup>nd</sup> location in Longview Texas in 2022.
- Offering Karate classes for ages 3 years and up.
- Travel teams compete on both ProMac Regional Circuit and NASKA World Tour.
- Also offer Competitive Elite Training, fitness Kickboxing Bootcamps, After School Care, and Summer Day Camps.

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# LOCATION INFORMATION



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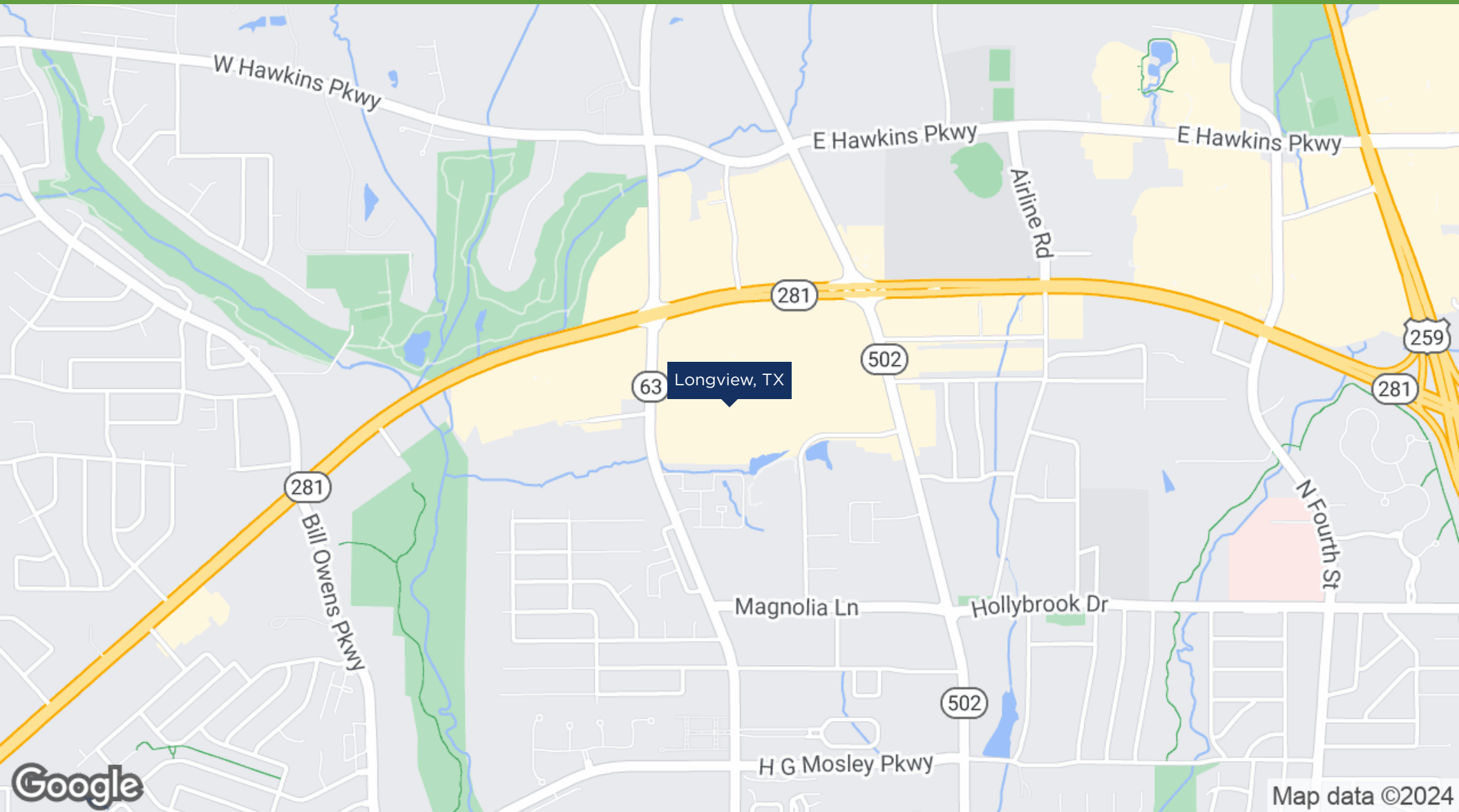


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# LOCATION INFORMATION

## REGIONAL MAP



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REGIONAL MAP // 13

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# LOCATION INFORMATION

## LOCATION MAP



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**LOCATION MAP // 14**



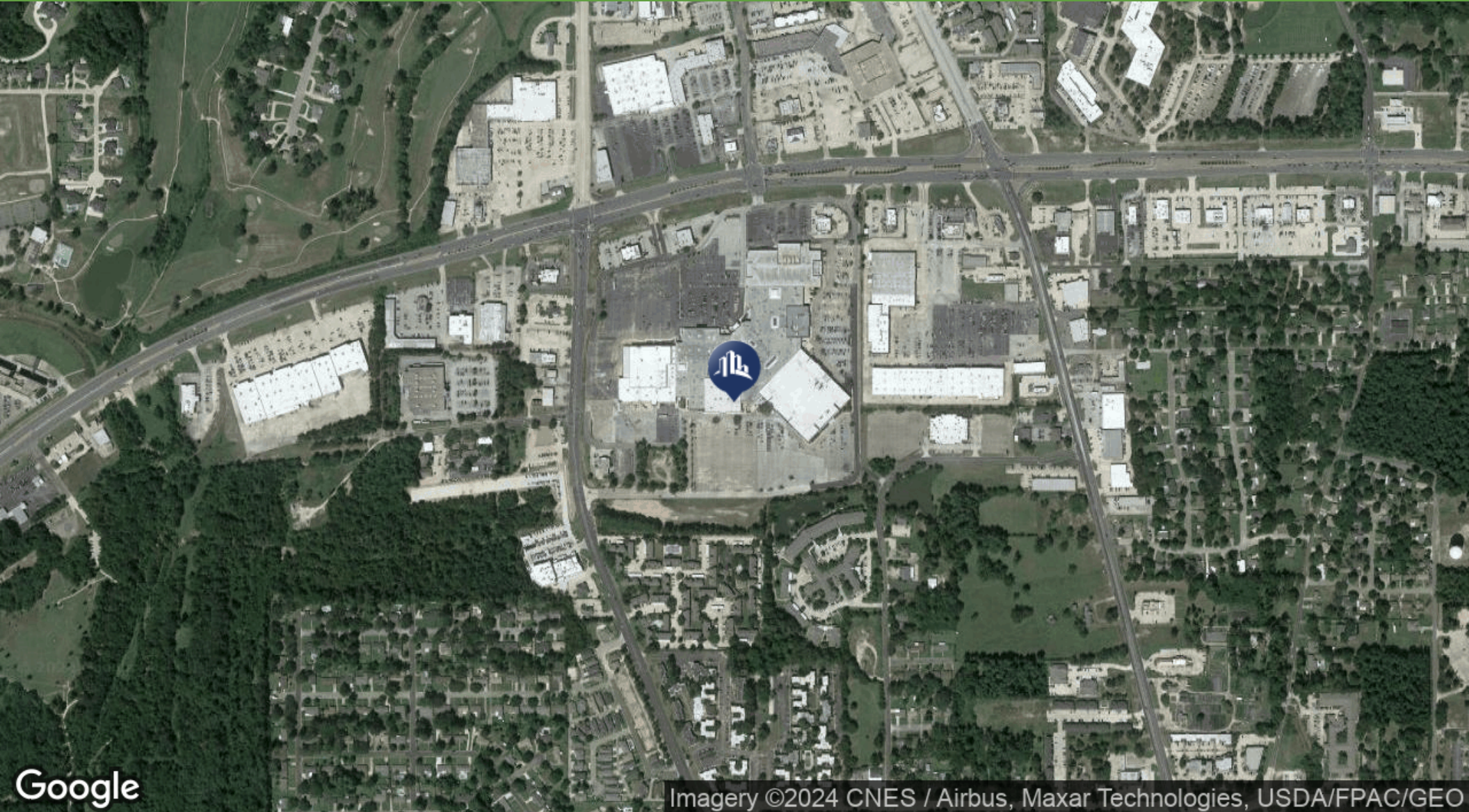
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# LOCATION INFORMATION

## AERIAL MAP



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**AERIAL MAP // 15**



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# FINANCIAL ANALYSIS



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FINANCIAL ANALYSIS // 16



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# FINANCIAL ANALYSIS

## FINANCIAL SUMMARY

### INVESTMENT OVERVIEW

Price	\$3,700,000
Price per SF	\$91.30
CAP Rate	7.5%
Cash-on-Cash Return (yr 1)	
Total Return (yr 1)	\$276,695
Debt Coverage Ratio	-

### OPERATING DATA

Gross Scheduled Income	\$344,534
Other Income	-
Total Scheduled Income	\$344,534
Vacancy Cost	\$14,400
Gross Income	\$330,134
Operating Expenses	\$53,439
Net Operating Income	\$276,695
Pre-Tax Cash Flow	\$276,695

### FINANCING DATA

Down Payment	\$3,700,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

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# FINANCIAL ANALYSIS

## INCOME & EXPENSES

### INCOME SUMMARY

PER SF

<b>Gross Income</b>	<b>\$330,134</b>	<b>\$8.15</b>
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### EXPENSE SUMMARY

PER SF

Management	\$6,603	\$0.16
Cam plus utilities	\$7,536	\$0.19
Property Tax	\$36,500	\$0.90
Insurance	\$2,800	\$0.07
<b>Gross Expenses</b>	<b>\$53,439</b>	<b>\$1.32</b>
<b>Net Operating Income</b>	<b>\$276,695</b>	<b>\$6.83</b>

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# CITY INFORMATION



## LOCATION DESCRIPTION

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## LOCATION DETAILS

Market	North East Texas
Sub Market	Longview
County	Gregg
Cross Streets	Loop 281



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# DEMOGRAPHICS



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# DEMOGRAPHICS

## DEMOGRAPHICS REPORT

	1 MILE	3 MILES	5 MILES
Total population	5,364	41,902	80,072
Median age	38.0	39.6	36.7
Median age (Male)	38.4	38.1	35.7
Median age (Female)	38.2	41.2	38.0
Total households	2,311	17,528	31,176
Total persons per HH	2.3	2.4	2.6
Average HH income	\$68,364	\$66,299	\$60,331
Average house value	\$98,076	\$118,372	\$113,291

\* Demographic data derived from 2020 ACS - US Census

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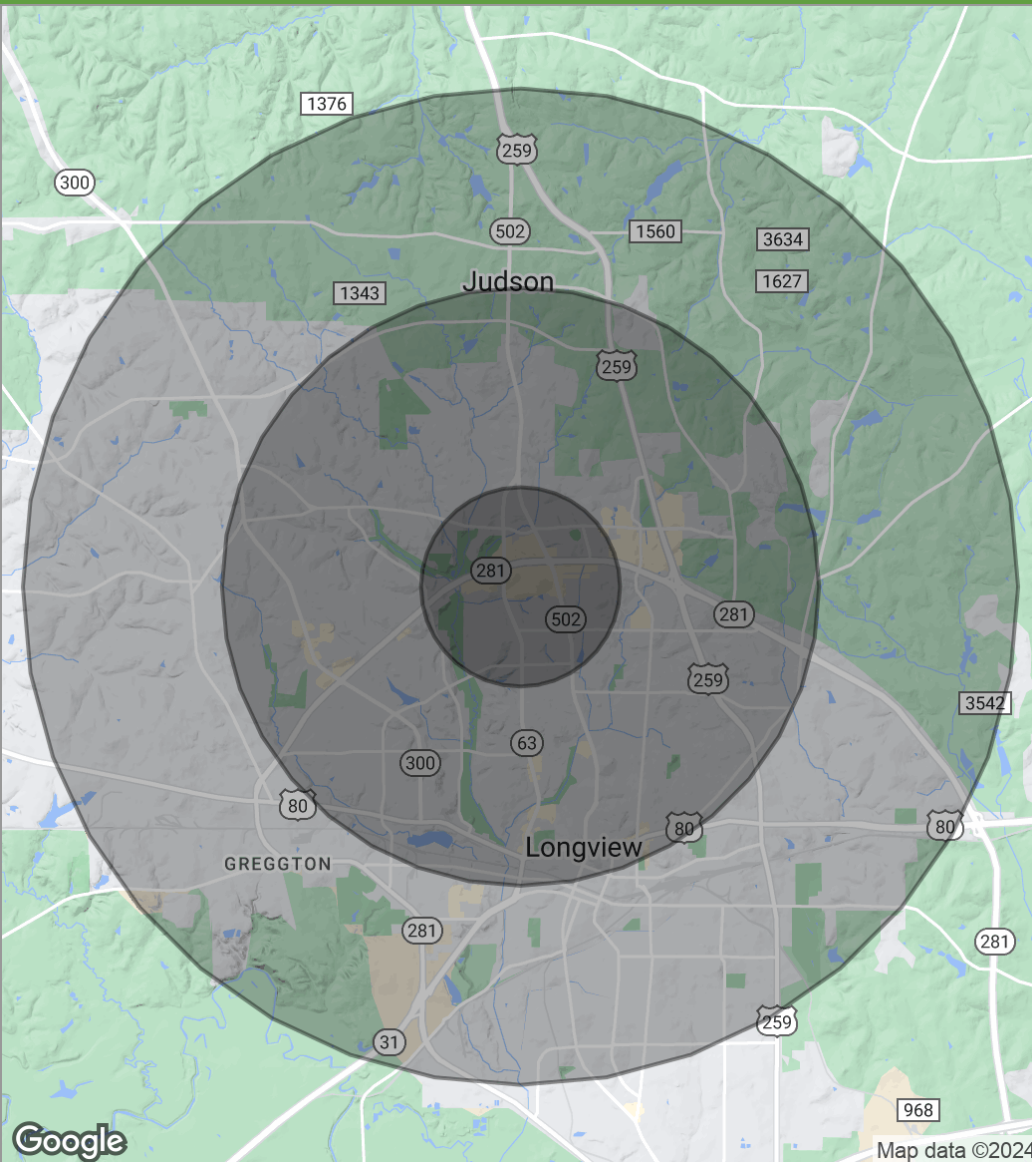


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# DEMOGRAPHICS

## DEMOGRAPHICS MAP



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**DEMOGRAPHICS MAP // 22**



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# DEMOGRAPHICS

## ADVISOR BIO & CONTACT 1

### BILL GRAHAM

Managing Director



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Longview, TX 75605  
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C 903.738.3886  
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TX #244353

### PROFESSIONAL BACKGROUND

Bill Graham serves as Managing Director for Sperry Commercial Global Affiliates Graham Group selling office, retail, multifamily, industrial and land properties. His focus is in Dallas/Fort Worth and North East Texas including Longview, Tyler, Texarkana, Nacogdoches and Lufkin.

Graham, with his previous company, has achieved the number one Broker position in the State of Texas and number 3 Broker position in the Central Region of the US. This last year he was in the Top Ten of his National Company in production.

Graham has also developed and built some of the most innovative projects in North East Texas including office, retail, medical, residential, and multifamily and land developments. Graham's design/build firm was also the managing partner for numerous equity partnerships.

Graham is a past national director of the National Association of Home Builders, past State director of the Texas Association of Builders and past president of the East Texas Home Builder Association. He has also served his community in many ways including six years as a board member for the Court Appointed Special Advocates (CASA) and served for two years as President of the six County CASA being instrumental in bringing together the Sheriffs Department, Police Department and Child Protective Services Agency to create the first Child Advocacy Center in his area.

### EDUCATION

Graham earned a Bachelor of Business Administration in Finance from the University of Texas in Austin. He is a licensed real estate broker in the State of Texas.

### MEMBERSHIPS & AFFILIATIONS

Graham is a member of the National Association of Realtors and North Texas Commercial Association of Realtors

PROPERTY INSIDE LONGVIEW MALL

SperryCGA - Graham Group // 3122 NEALY WAY , LONGVIEW, TX 75605 // SPERRYCGA.COM

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3502 MCCANN ROAD, LONGVIEW, TX 75605

ADVISOR BIO & CONTACT 1 // 23



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