LONGVIEW TX - SSA OF

611 CLINIC DRIVE
LONGVIEW, TX 75605

Wes Hallmark, CCIM, SIOR
Senior Investment Advisor
O: 806.797.2190 x202
hallmarkw@svn.com
TX #203788

OFFERING SUMMARY

Sale Price: N/A

NOI: $178,031

Building Size: 11,700 SF

PROPERTY OVERVIEW

This 100% occupied office building serves as a Social Security Administration field office and is leased to the General Services Administration which is funded by the United States government. The Social Security Administration assigns Social Security numbers, administers the retirement, survivors, and disability insurance programs known as Social Security, and administers the Supplemental Security Income program for the aged, blind, and disabled.
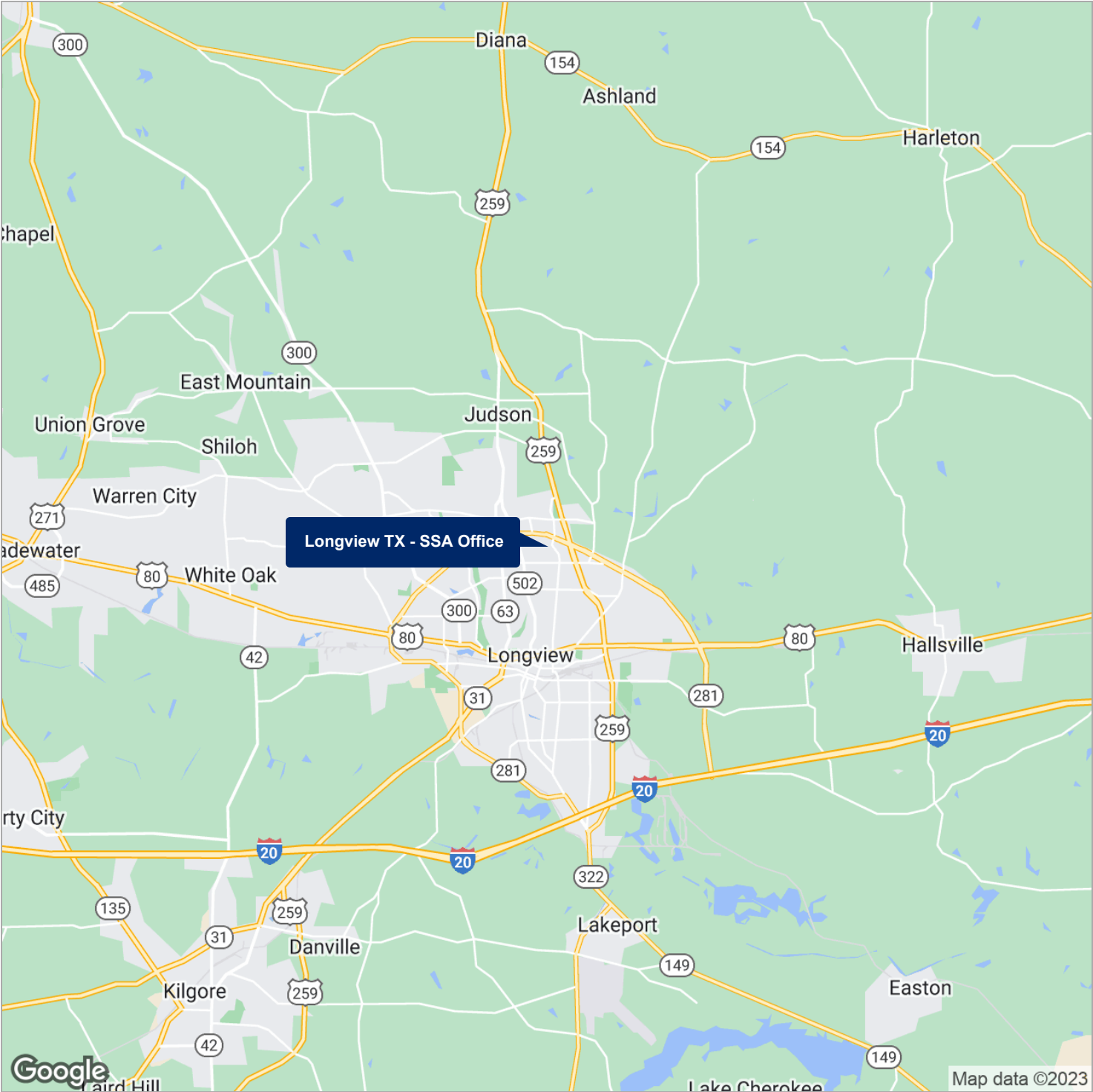
PROPERTY HIGHLIGHTS

- Now in year 11 of 15 year lease
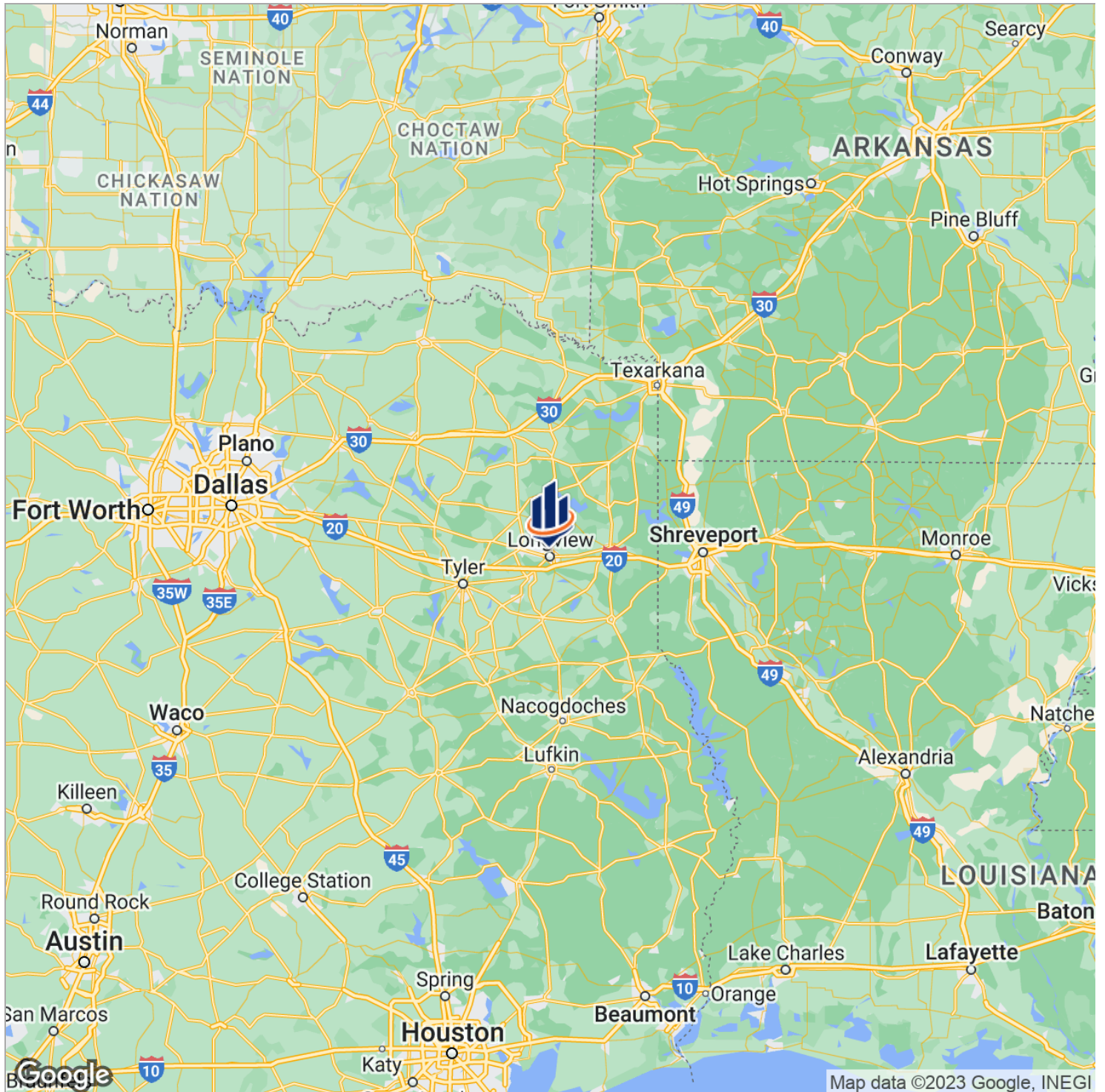- [15 year term, 10 firm. Can now terminate with 60 day notice]

Additional Photos

Regional Map

Location Maps

Aerial Map

Longview TX - SSA Office

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Income & Expenses

INCOME SUMMARY	LONGVIEW TX - SSA OFFICE
Rent	$250,584
Expense Reimbursement	$9,980
Gross Income	**$260,564**

| EXPENSE SUMMARY	LONGVIEW TX - SSA OFFICE
Insurance	$7,570
SWEPCO - Electricity	$14,079
City - Water	$952
Republic - Waste	$4,740
AT&T	$1,081
Griffin - Sec. Monitor	$584
Exterminate	$405
Lawn Care	$4,100
Cleaning	$22,156
Maint. Labor	$3,613
Repair Supplies	$4,045
Property Tax	$19,202
Gross Expenses	**$82,533**

Net Operating Income	**$178,031**

Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	4,384	35,567	73,066
Median age	41.4	39.7	37.7
Median age (male)	36.8	38.4	36.4
Median age (female)	44.5	41.5	39.2
	1 MILE	**3 MILES**	**5 MILES**
Total households	1,876	15,081	28,986
Total persons per HH	2.3	2.4	2.5
Average HH income	$66,579	$62,973	$60,098
Average house value	$126,559	$119,598	$105,734

* Demographic data derived from 2020 ACS - US Census

Demographics Map
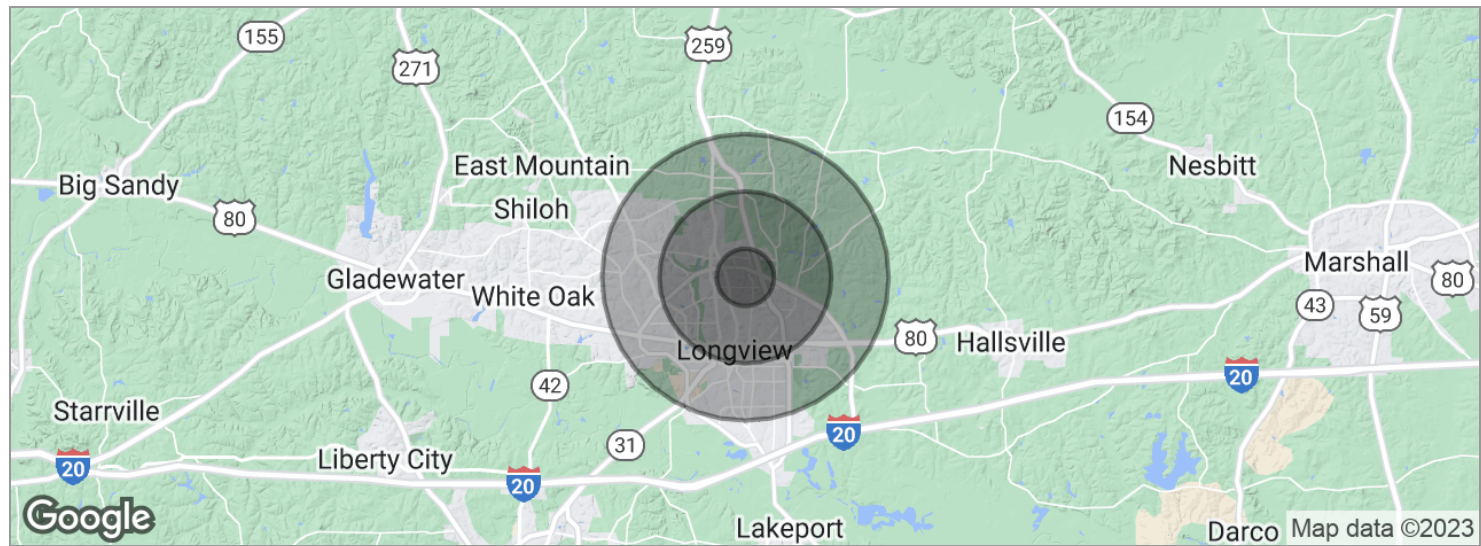
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8008 Slide Rd., #1
Lubbock, TX 79424
T 806.797.2190 x202
hallmarkw@svn.com
TX #203788

PROFESSIONAL BACKGROUND

W. Wesley Hallmark, CCIM, SIOR serves as a Senior Associate for SVN. Specializing in the management, leasing and brokerage of office, retail, industrial and income producing properties in West Texas. He serves the Lubbock, Amarillo, Midland/ Odessa, San Angelo and Abilene markets. With over 35 years of experience, Hallmark has completed over 2000 commercial real estate sales and leasing transactions, valued at over $300 million.

With an extensive background in commercial real estate, Hallmark is the founder and owner of Wes Hallmark & Associates, LLC, a SVN affiliate. Some of Hallmark's major accomplishments include the completion of a $55 million tenant representation deal for SW Bell wireless [AT & T]. This transaction involved securing a 230,000 square foot call center in Lubbock, Texas, which created over 1600 new jobs for the city. Hallmark's major clients have included GE, Allstate Insurance, General Motors, Federal Express, Owens Corning Fiberglass, Travelers Insurance, Bank of America, Wells Fargo Bank, Cox Communications, the U.S. Government, State of Texas and City of Lubbock, to name a few.

Hallmark has consistently stayed active within the Lubbock community and the commercial real estate industry. Hallmark is involved with the Lubbock Board of Realtors, North Texas Commercial Association of Realtors, the Texas Association of Realtors, the National Association of Realtors [NAR] and the CCIM Institute, [Certified Commercial & Investment Member] and SIOR [The Society of Industrial & Office Realtors]. He also served The Lubbock Housing Finance Corporation, an issuer of tax-exempt mortgage revenue bonds for the City of Lubbock. Hallmark held not only the Director position in the corporation, but every officer level position within the corporation as well.

Hallmark received his bachelor's degree in Advertising and Marketing from Texas Tech University.