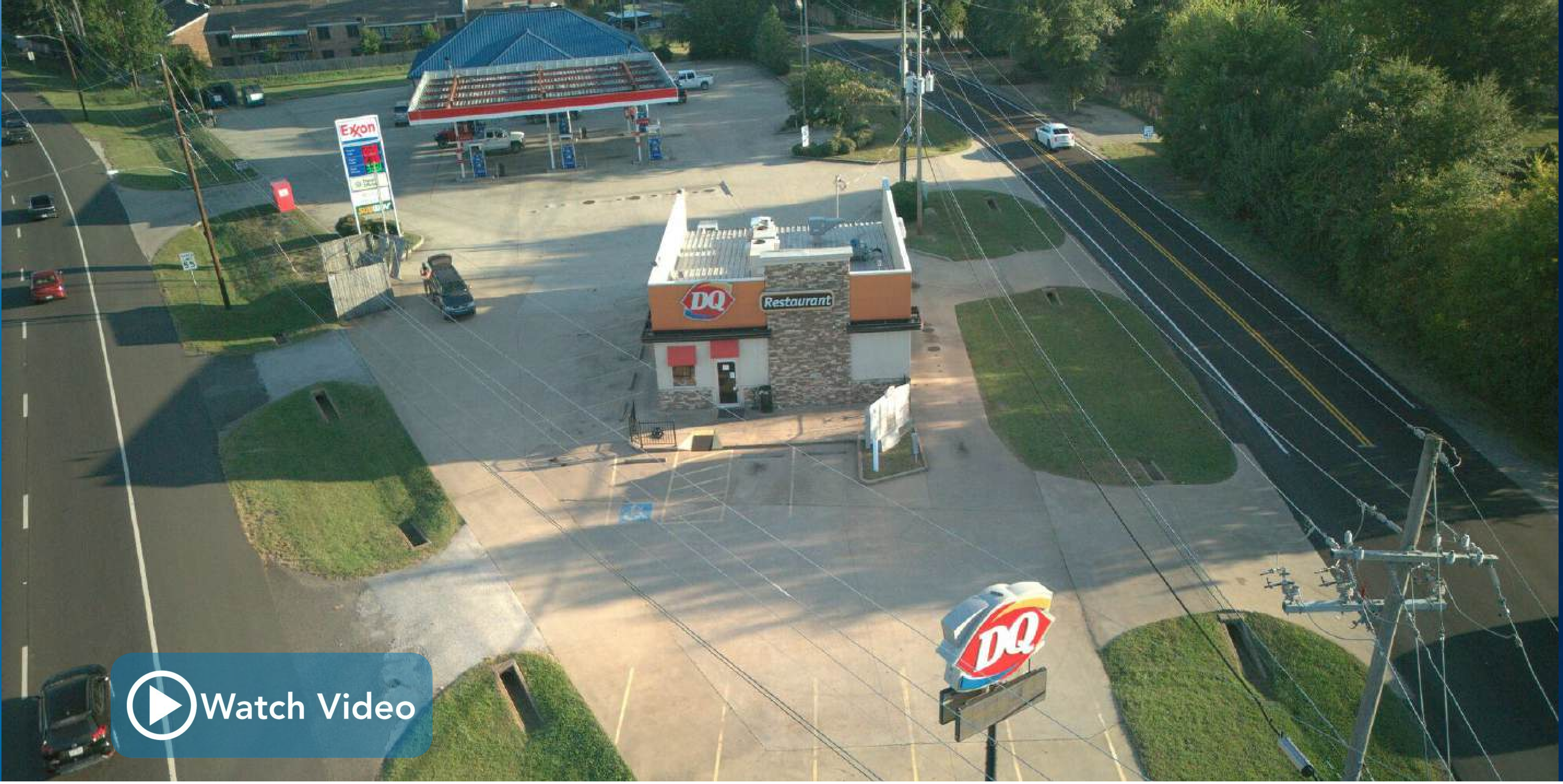


NET LEASE PROPERTY FOR SALE OR LEASE

Vacant Dairy Queen, Longview, TX

2101 N EASTMAN RD, LONGVIEW, TX 75601

Marcus & Millichap
PAINE RESTAURANT GROUP

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS OF VALUE AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that we have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. This information has been secured from sources we believe to be reliable, but we make no representations of warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Seller and/or Buyer must verify the information and bear all risk for any inaccuracies. Marcus & Millichap Real Estate Investment Services is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS AND TIMESHARE INTEREST PROVIDERS. YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV. YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC. A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE. TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET. IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Activity ID #ZAG0060616

Marcus & Millichap
PAINE RESTAURANT GROUP

NET LEASE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Lease property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a Net Lease property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a Net Lease property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

Marcus & Millichap
PAINE RESTAURANT GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com

VACANT DAIRY QUEEN, LONGVIEW, TX
Marcus & Millichap

Table of Contents

Marcus & Millichap
PAINE RESTAURANT GROUP

Executive Summary

- Property Highlights/Summary
- Traffic Count

Marcus & Millichap
PAINE RESTAURANT GROUP

PROPERTY HIGHLIGHTS/SUMMARY

2101 N Eastman Rd, Longview, TX 75601

For Sale Or Lease

Price: $850,000
Building Size: 2,184 SF
Lot Size: 0.26
Year Built: 2010

Marcus & Millichap is pleased to offer for sale or lease the former Dairy Queen located at 2101 North Eastman Road in Longview, Texas. This property offers an exceptional opportunity for an owner-user to establish either a quick-service or full-service restaurant in a highly visible location. Built in 2010, the building features a modern layout specifically designed for restaurant operations. It includes a drive-thru window, ample seating, and an efficient kitchen. Priced below replacement cost, this asset provides outstanding value, allowing an operator to acquire a functional, well-maintained property without the expense or delay of new construction.

The site is prominently located at the intersection of Eastman Road (US-259) and Tyron Road, one of Longview's busiest commercial corridors. Eastman Road sees over 22,400 vehicles per day, while Tyron Road adds another 4,000 vehicles, resulting in strong dual-frontage exposure. This high level of traffic ensures continuous visibility, a significant advantage for quick-service restaurants and convenience-based retailers. Unlike secondary corridors, Eastman Road is a primary north-south arterial with an established base of commercial and service activity, offering long-term strategic value for tenants seeking a proven trade area. The surrounding neighborhood features a strong mix of complementary retailers, including Exxon, Subway, O'Reilly Auto Parts, Tacos Monterrey, and Heritage Wine & Spirits, all of which contribute to consistent customer traffic throughout the day.

Marcus & Millichap
PAINE RESTAURANT GROUP

Property Highlights

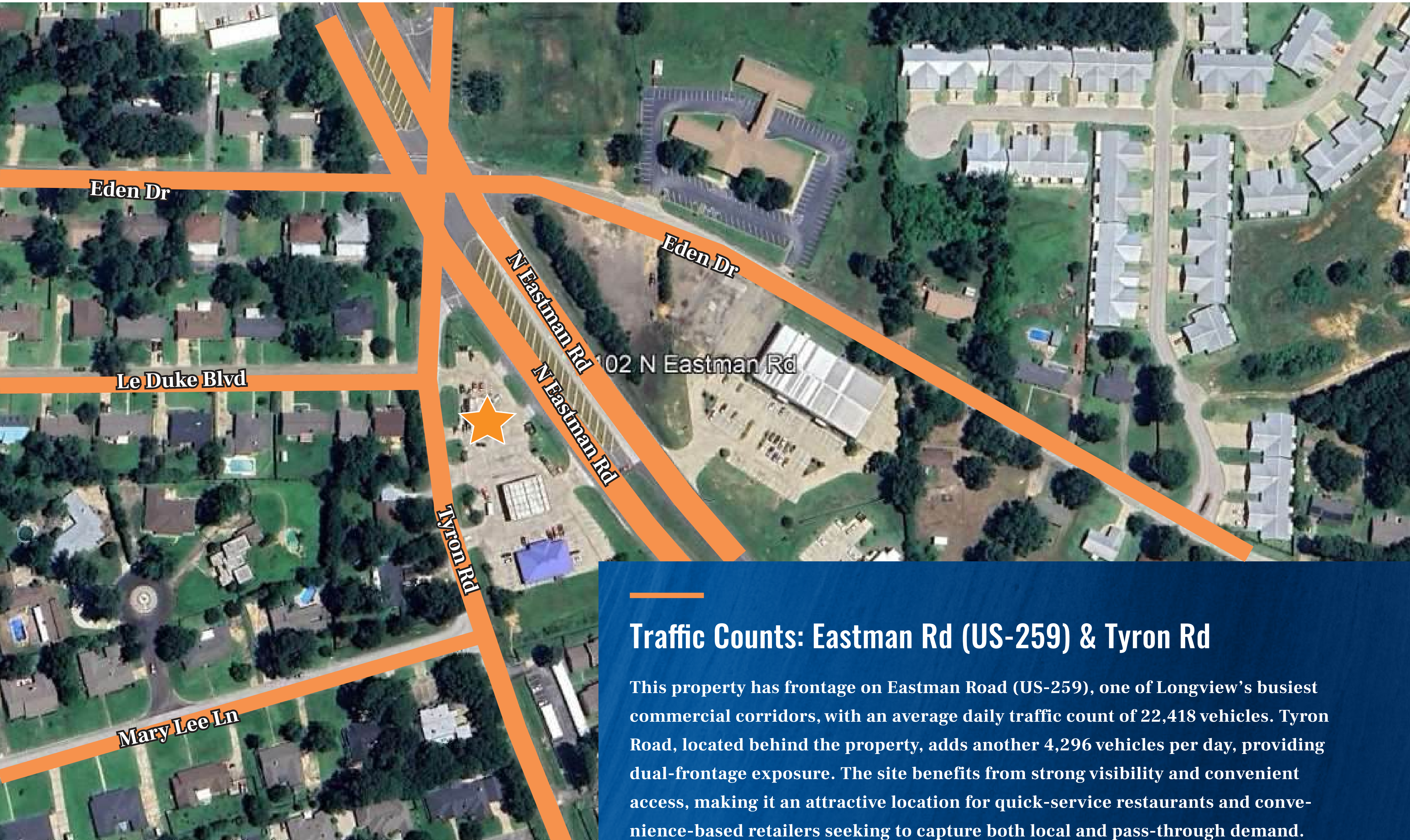
- Vacant Dairy Queen | Owner-User Opportunity for QSR or Full-Service Brand
- Excellent Visibility and Frontage Exposure on Eastman Road (US-259, 22,400+ VPD) and Tyron Road (4,000+ VPD)
- Priced Below Replacement Cost | 2010 Construction
- Nearby Retailers Include but are not Limited to Exxon, Subway, O'Reilly Auto Parts, Tacos Monterrey, and Heritage Wine & Spirits
- Shares Access with Exxon Gas Station in the Top 25% of Most Visited Locations in a 30 mile radius

Desired Lease Terms

- Lease Type: NNN
- Lease Length: 10-15 Years
- Tenant: Corporate Guarantee or Strong Financials Desired from Tenant
- Asking Rate: $35-$45/SF

TRAFFIC COUNTS

2101 N Eastman Rd, Longview, TX 75601



Traffic Counts: Eastman Rd (US-259) & Tyron Rd

This property has frontage on Eastman Road (US-259), one of Longview's busiest commercial corridors, with an average daily traffic count of 22,418 vehicles. Tyron Road, located behind the property, adds another 4,296 vehicles per day, providing dual-frontage exposure. The site benefits from strong visibility and convenient access, making it an attractive location for quick-service restaurants and convenience-based retailers seeking to capture both local and pass-through demand.

Marcus & Millichap
PAINE RESTAURANT GROUP

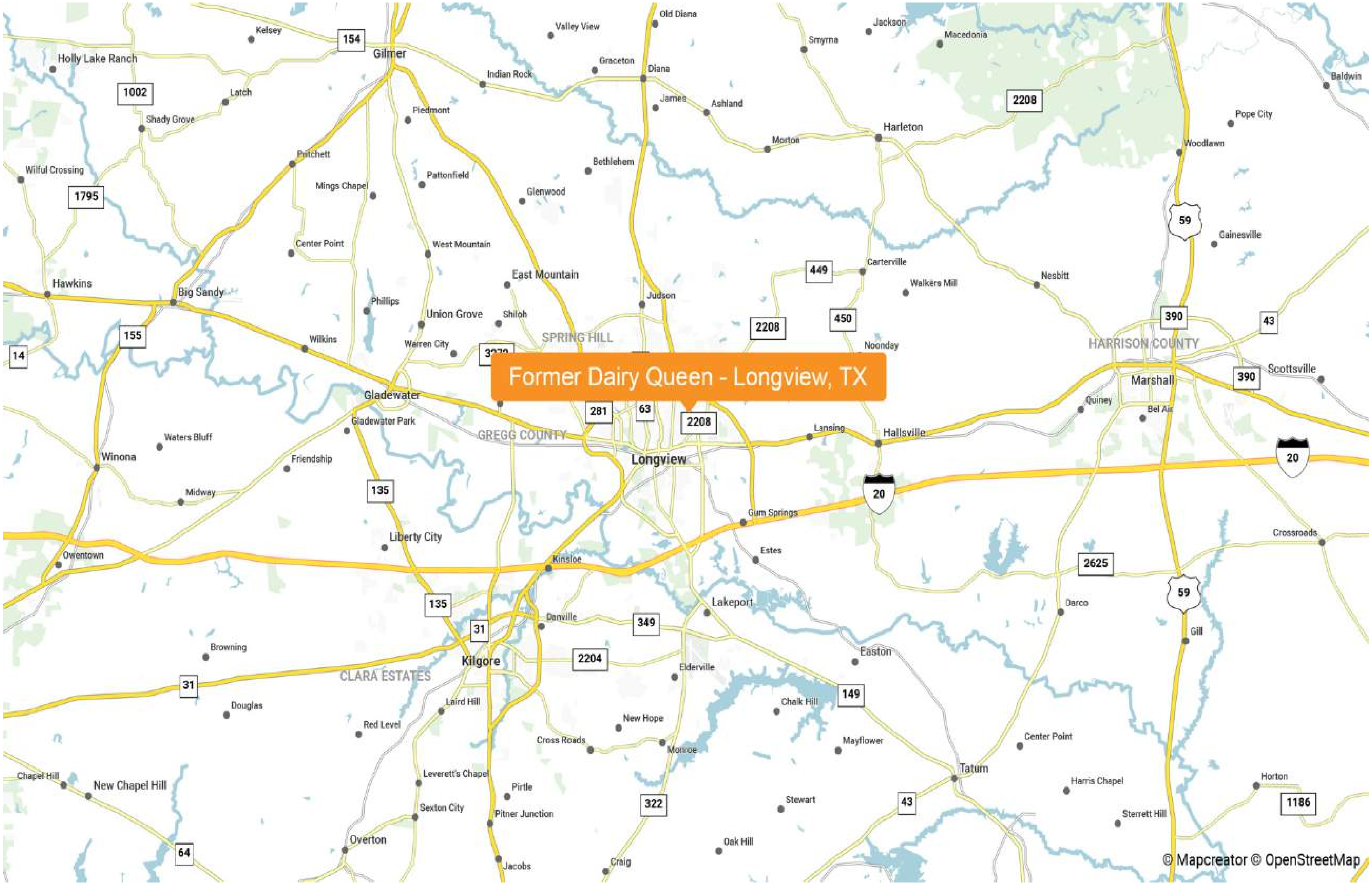
Property Information

- Regional Map
- Local Map
- Retailer Map
- Aerial Map
- Interior Photos

Marcus & Millichap
PAINE RESTAURANT GROUP

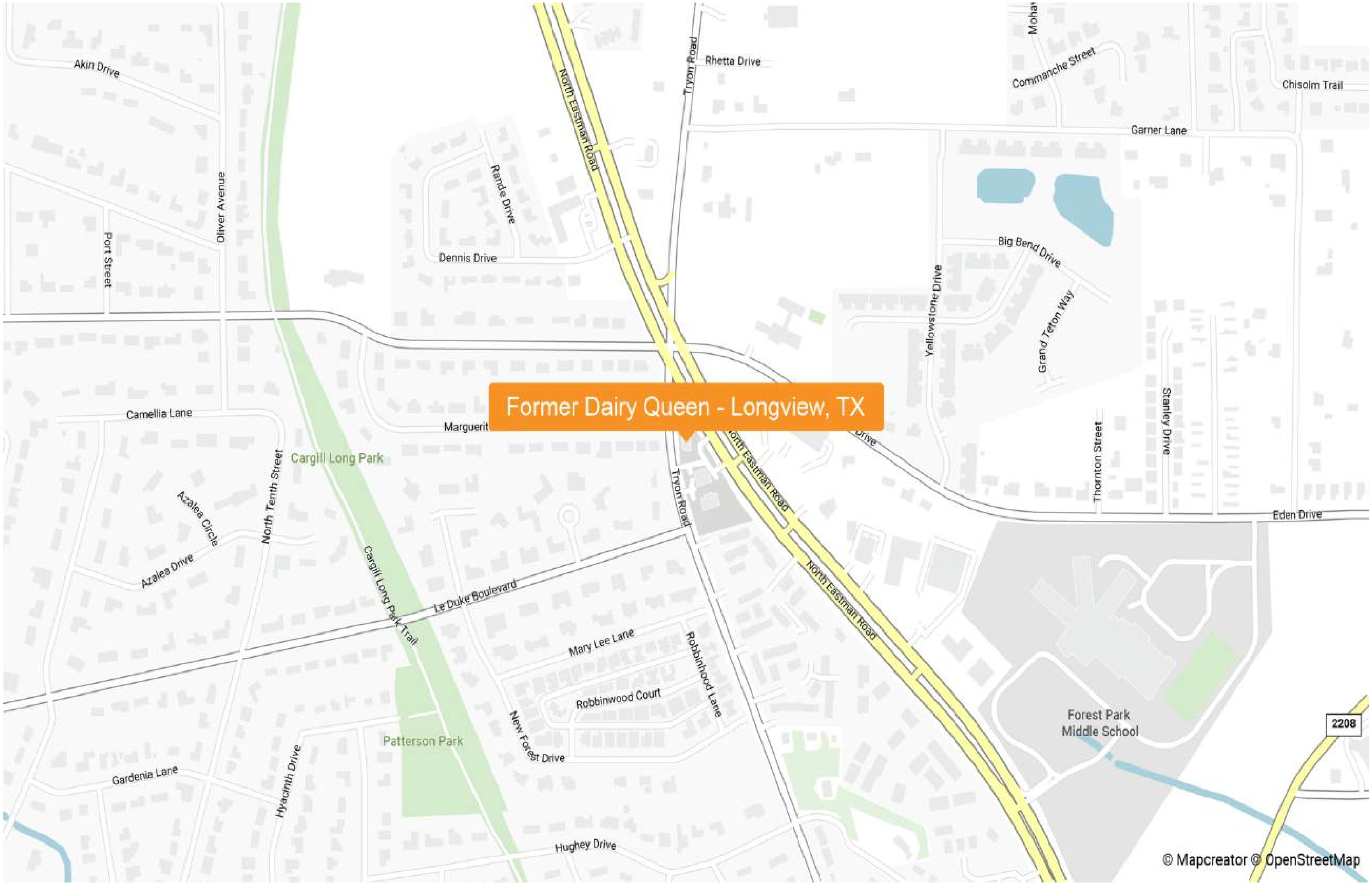
REGIONAL MAP

2101 N Eastman Rd, Longview, TX 75601



LOCAL MAP

2101 N Eastman Rd, Longview, TX 75601



RETAILER MAP

2101 N Eastman Rd, Longview, TX 75601

AERIAL MAP

2101 N Eastman Rd, Longview, TX 75601

AERIAL MAP

2101 N Eastman Rd, Longview, TX 75601

INTERIOR PHOTOS

2101 N Eastman Rd, Longview, TX 75601

Market Overview

- Market Overview
- Demographics

Marcus & Millichap
PAINE RESTAURANT GROUP

Longview, TX

Longview is famously known as the "Balloon Capital of Texas," as it hosts the Great Texas Balloon Race, a nationally recognized competition that draws thousands of visitors each year. The city's economy is well-balanced, with strengths in healthcare, manufacturing, education, and government services.

Healthcare leads the market, anchored by CHRISTUS Good Shepherd Health System and Longview Regional Medical Center, along with specialty providers such as the Diagnostic Clinic of Longview. Manufacturing also plays a major role, with Eastman Chemical, Trinity Rail, and Crosby Group providing significant industrial employment. Education and government add further stability through multiple school districts, Gregg County operations, and LeTourneau University. Transportation infrastructure supports Longview's growth and accessibility. The city lies along Interstate 20, a vital east–west artery connecting Dallas and Shreveport, with additional access via U.S. Highways 80 and 259. Freight services are provided by Union Pacific, which facilitates both industrial distribution and the expansion of the city's transload terminal network near I-20. For air travel, East Texas Regional Airport (GGG) is situated just south of the city, offering daily flights to Dallas-Fort Worth International Airport (DFW).

HIGHLIGHTS

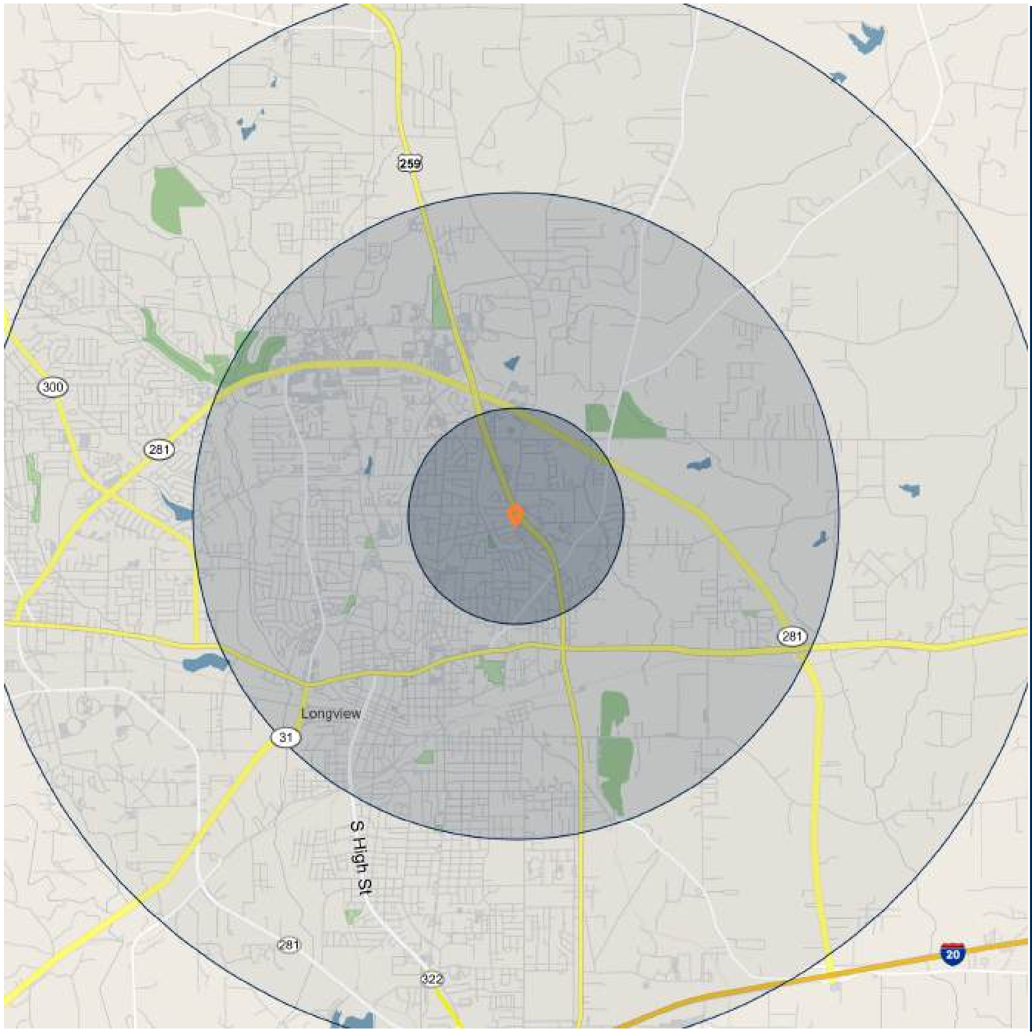
Balloon Capital of Texas: Hosts the Great Texas Balloon Race, a nationally recognized competition that draws thousands of visitors annually.

Strategic Transportation Network: Positioned along Interstate 20 with additional access via U.S. Highways 80 and 259, Longview benefits from Union Pacific freight service and a growing transload terminal network, while East Texas Regional Airport (GGG) offers daily flights to Dallas–Fort Worth International Airport (DFW).

Diver Economic Base: The local economy is supported by healthcare, manufacturing, education, and government.

DEMOGRAPHICS

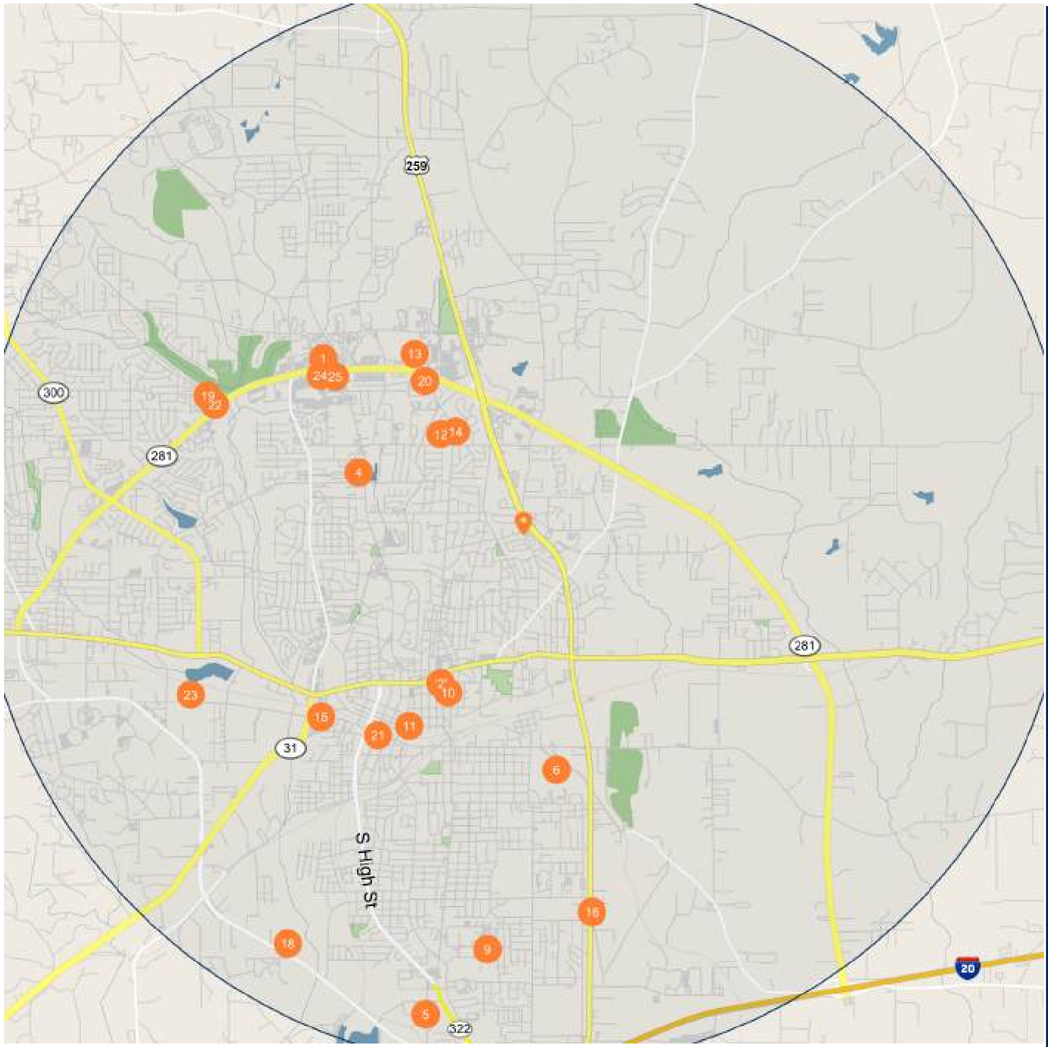
2101 N Eastman Rd, Longview, TX 75601



POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection	7,536	38,467	78,728
2024 Estimate	7,380	37,663	77,690
2020 Census	7,074	36,129	75,351
2010 Census	6,417	33,980	72,217
HOUSEHOLD INCOME			
Average	$83,279	$82,652	$84,750
Median	$64,905	$67,647	$69,280
Per Capita	$36,688	$34,945	$34,018
HOUSEHOLDS			
2029 Projection	3,292	16,124	31,365
2024 Estimate	3,191	15,687	30,742
2020 Census	3,050	15,087	29,884
2010 Census	2,662	13,736	27,864
HOUSING			
Median Home Value	$233,947	$210,441	$199,309
EMPLOYMENT			
2024 Daytime Population	8,991	53,697	93,543
2024 Unemployment	1.44%	2.00%	2.31%
Average Time Traveled (Minutes)	21	23	23
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	1.93%	1.43%	1.93%
Some College (13-15)	35.65%	31.65%	33.82%
Associate Degree Only	19.78%	22.39%	21.17%
Bachelor's Degree Only	4.96%	8.32%	8.58%
Graduate Degree	27.95%	25.12%	23.09%

DEMOGRAPHICS

2101 N Eastman Rd, Longview, TX 75601



	Major Employers	Employees
1	Gshs Home Health LP-Good Shepherd Homecare	11,000
2	Christus Good Shepherd Med Ctr	3,100
3	Christus Health-Christus Good Shpherd Hlth Sys	2,900
4	Texas Home Health America LP	1,282
5	Joy Glbal Lngview Oprtions LLC	1,000
6	Aaon Coil Products Inc-Aaon	965
7	The Good Shepherd Hospital Inc-Good Shepherd Medical Center	868
8	Joy Glbal Lngview Oprtions LLC-Letourneau Tech Stl Pdts	800
9	Letourneau University	765
10	The Good Shepherd Hospital Inc-Good Shpard Occptnal Mdcine Sv	742
11	Cox Texas Newspapers LP-Add Graphix	649
12	Longview Medical Center LP-Longview Regional Medical Ctr	600
13	Saltgrass Inc	589
14	Accentcare Inc	558
15	The Good Shepherd Hospital Inc	520
16	Reynolds Metals Company LLC-Alcoa	499
17	Good Shepherd Hospital Aux-MARSHALL REGIONAL MEDICAL CENT	445
18	Bestdrive LLC	424
19	Pizza Hut of East Texas Inc-Pizza Hut	375
20	Girling Health Care Inc	357
21	City of Longview-Longview Fire Dept	300
22	Manpowergroup Global Inc	275
23	Southern Glzers Wine Sprits TX	266
24	Otb Acquisition LLC	253
25	Gmri Inc-Olive Garden	250

Exclusively Listed By

Sam Noe
Nationwide Restaurant Property Advisor
Dallas
Direct: 972 755 5208
Sam.Noe@marcusmillichap.com
TX #787590

Marcus & Millichap
PAINE RESTAURANT GROUP

EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

2-10-2025

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200

Designated Broker of Firm	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200

Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials ____________ Date ____________