

## Lufkin Palms 2952 South John Redditt Drive | Lufkin, TX



Demographics	1-mile	3-mile	5-mile
Population	3,105	29,161	45,863
Households	1,257	10,948	16,732
Average HH Income	\$60,916	\$61,399	\$57,254

<sup>\*</sup>Demographic information taken from CoStar Realty information 2017 demographic

- 33,700 Square Foot Property
- Fronts High Traffic Highway
- Rapidly Growing Area
- Neighboring Shopping Mall
- Great Visibility
- Diverse Tenant Mix

Туре	Retail
NNN's	\$2.77
Lease Rates	Call for Rates

Traffic Counts		
S 1st Street	38,000 VPD	
Loop 287	28,000 VPD	

Woodcrest Capital, LLC 3113 University Drive, Suite 600 Fort Worth, TX 76109 www.woodcrestcapital.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

