



Kwik Kar
Capital One
O'Reilly AUTO PARTS

GMC
KIA

Lufkin Mall
SEARS JCPenney rue21
AMC GNC BOOT BARN

TARGET
Office DEPOT
GameStop

Cinnabon
HARBOR FRONT POOLS
SUBWAY
ups
H&R BLOCK

South First Street

US Highway 59: ~49,031 AADT

CINNAMON
Olive Garden
Cheddar's
casual cafe

Subject

BED BATH & BEYOND
BEST BUY
ROSS
DRESS FOR LESS
OLD NAVY
Chick-fil-A
Schlotzsky's
FIVE GUYS
Applebee's
MATTRESS ONE

THE HOME DEPOT
Logan's ROADHOUSE
PET SMART

Highway 287: ~34,456 AADT

verizon
complete nutrition

ASHLEY

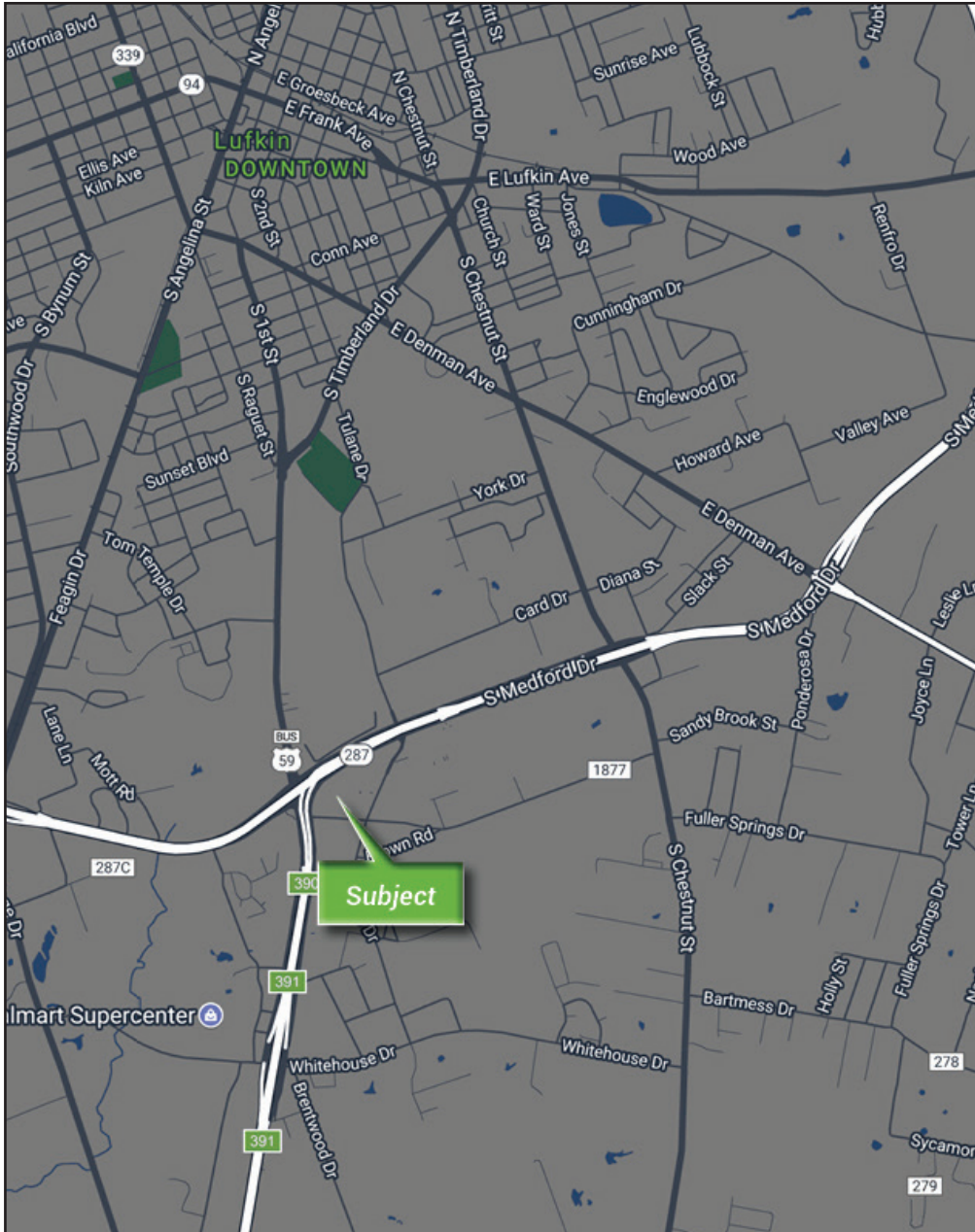
OFFERING SUMMARY

Sales Price \$1,119,492

Property Highlights

- Located in Lufkin at intersection of U.S. Highway 59 & Loop 287
- U.S. Highway 59 is primary route between Houston and East Texas/Louisiana
- Excellent exposure and visibility from two major highways
- Major retail corridor (Home Depot, Target, Lufkin Mall, Bed Bath & Beyond, plus many other national brands)
- Centrally located within a regional business and medical hub





PROPERTY INFORMATION

Size 2.57 AC

Legal Description 5910 ROYAL SUITES REVISED
BLK 1 LOT 1,
ANGELINA COUNTY

ID Number 83732

Access Ingress/Egress via FM 1877
pending City of Lufkin approval

Frontage ~587' of frontage along U.S.
Highway 59 & Loop 287
~46' of frontage on FM 1877

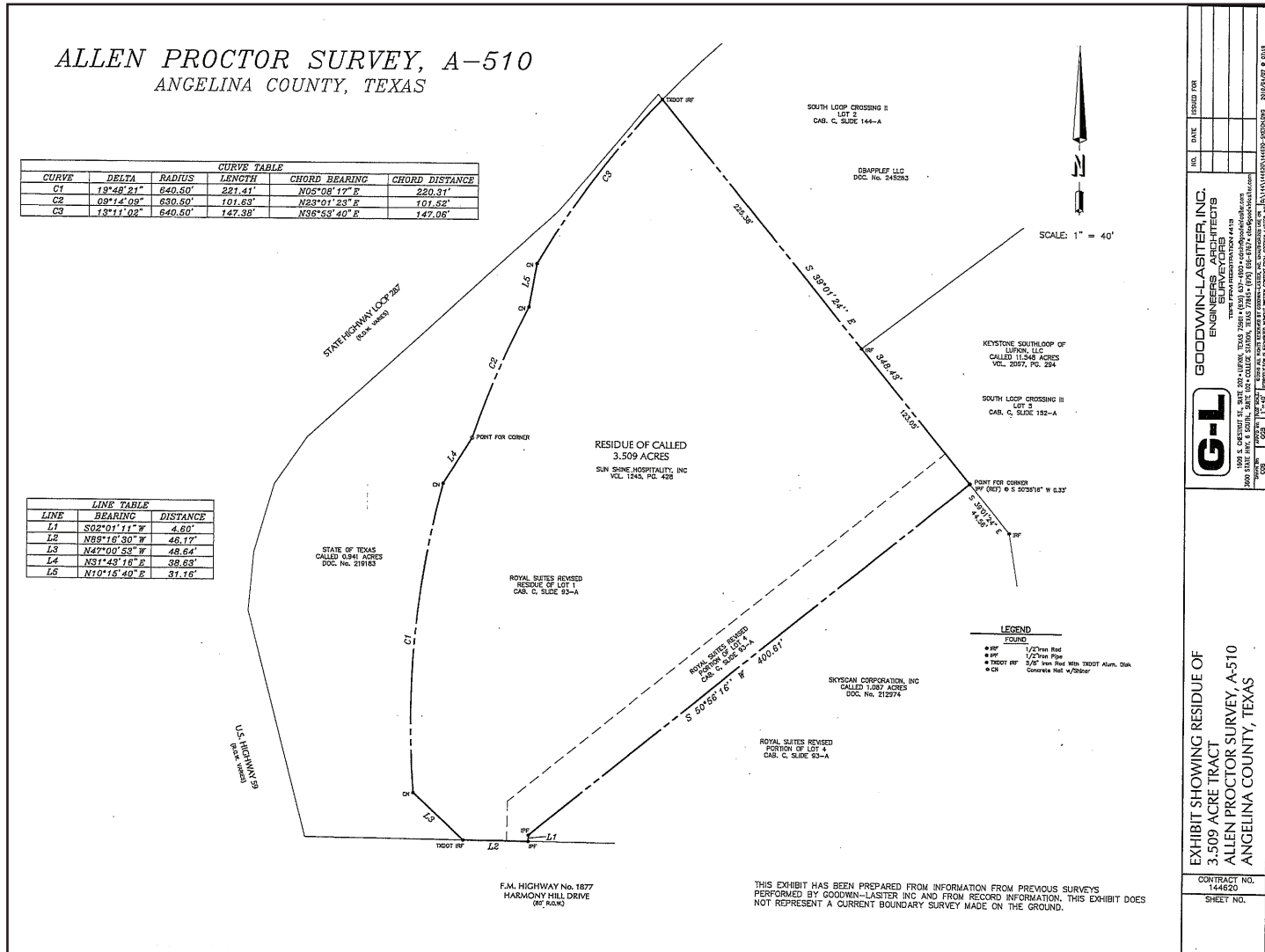
Zoning C - Commercial

Utilities Utilities in area

Flood Plain None

Traffic Counts U.S. Highway 59: ~49,031 AADT
Highway 287: ~32,456 AADT

Survey





U.S. HIGHWAY 59
OVER 49,000
VEHICLES PER DAY
(TXDOT AADT 2017)



TOTAL POPULATION OF
OVER 47,000
WITHIN FIVE MILE RADIUS
(ESRI 2017)



TOTAL HOUSEHOLDS
OVER 17,000
WITHIN FIVE MILE RADIUS
(ESRI 2017)



AVERAGE HH INCOME
OVER \$65,000
WITHIN THREE MILE RADIUS
(ESRI 2017)



TOTAL EMPLOYEES
OVER 32,000
WITHIN FIVE MILE RADIUS
(ESRI 2017)



AVERAGE HOME VALUE
OVER \$128,000
WITHIN ONE MILE RADIUS
(ESRI 2017)

	1 Mile	3 Mile	5 Mile
2017 Total Population	3,167	31,793	47,657
2022 Total Population	3,249	32,699	49,219
2017-2022 Annual Growth Rate	0.51%	0.56%	0.65%
2017 Households	1,314	11,853	17,439
2022 Households	1,349	12,186	17,997
2017 Average Home Value	\$128,800	\$124,507	\$110,516
2022 Average Home Value	\$148,282	\$140,328	\$130,351
2017 Average HH Income	\$61,694	\$65,790	\$62,128
2022 Average HH Income	\$67,946	\$73,092	\$68,849

Disclaimer

This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker) solely for the use of prospective purchasers of 2011 South 1st Street, Lufkin, Texas 75901 (Property). Neither the Broker nor the owner of the property (Owner) makes any representations or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

The Offering Memorandum is solely a solicitation of interest - not an offer to sell the Property. The Owner and Broker expressly reserve the right to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity that is reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such an offer for the Property is approved by the Owner and the signature of the Owner is affixed to a Real Estate Purchase Agreement prepared by the Owner.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties.

You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.

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.

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.

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Buyer / Tenant / Seller / Landlord Initials

Date

**For More Information About This Property,
Please Contact**

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