



**FOR LEASE**

# Former Drive-Thru Restaurant For Lease

2408 S. First Street | Lufkin, TX 75904





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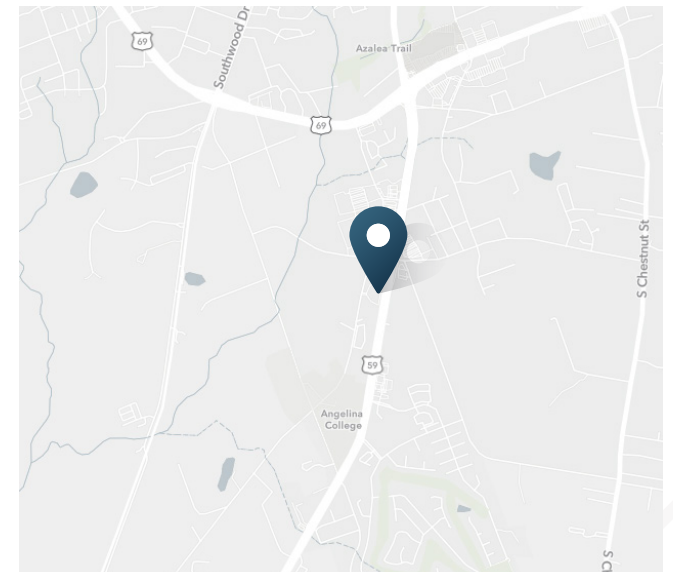
2,200 SF  
Available SF

0.93 AC  
Total Land

Contact  
Broker  
Price

## ABOUT THE PROPERTY

- 2,200 SF of leasable area
- Drive-Thru Equipped, providing ease and convenience for customers
- 36 Parking Spaces
- Property is directly adjacent to a Walmart Supercenter and Sam's Club anchored center
- Located in the center of a primary retail corridor with other nearby national retailers including: The Home Depot, Lowe's Home Improvements, Target, and more.
- Strong 5 Mile Demographics with 43,200 residents and 31,700 Employees
- Over 40,700 vehicles per day on S. First Street





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**Walmart** Supercenter  
**cricket** OUTBACK STEAKHOUSE  
**Sams CLUB**  
**USC TRACTOR SUPPLY CO.**

**Conn's**  
**dd's DISCOUNTS**  
HARBOR FREIGHT  
bealls burkes OUTLET  
**ASHLEY**

**TJ-maxx**  
**amc THEATRES**  
**PINK** **BOOT BARN**  
**rue21**

**Target**  
**Office DEPOT**

**THE HOME DEPOT**  
**PET SMART**

**ROSS** DRESS FOR LESS  
**OLD NAVY**  
**ULTA** BEAUTY  
**MATTRESS FIRM**  
**SHOE CARNIVAL**  
**SALLY** BEAUTY SUPPLY  
**five BELOW**  
**GAME X CHANGE**

**HOBBY LOBBY**  
**belk** MODERN SOUTHERN STYLE  
**DOLLAR TREE**

**WHATABURGER**

**Chick-fil-E**  
**Wendy's**

**Starbucks**

**TACO BELL**

**TEXAS INN & SUITES**

**golden corral**

**BURGER KING**

**Cracker Barrel** OLD COUNTRY STORE





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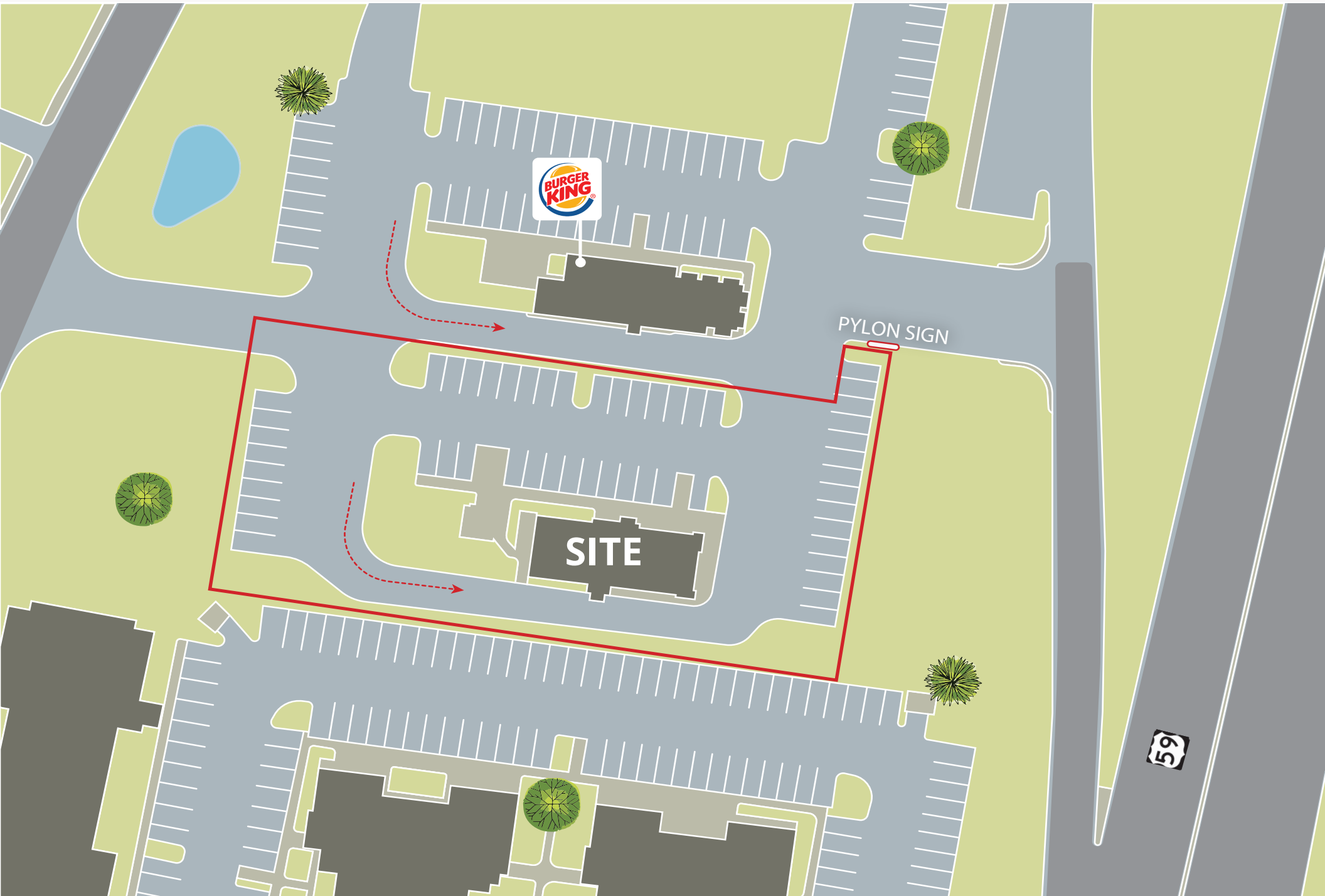
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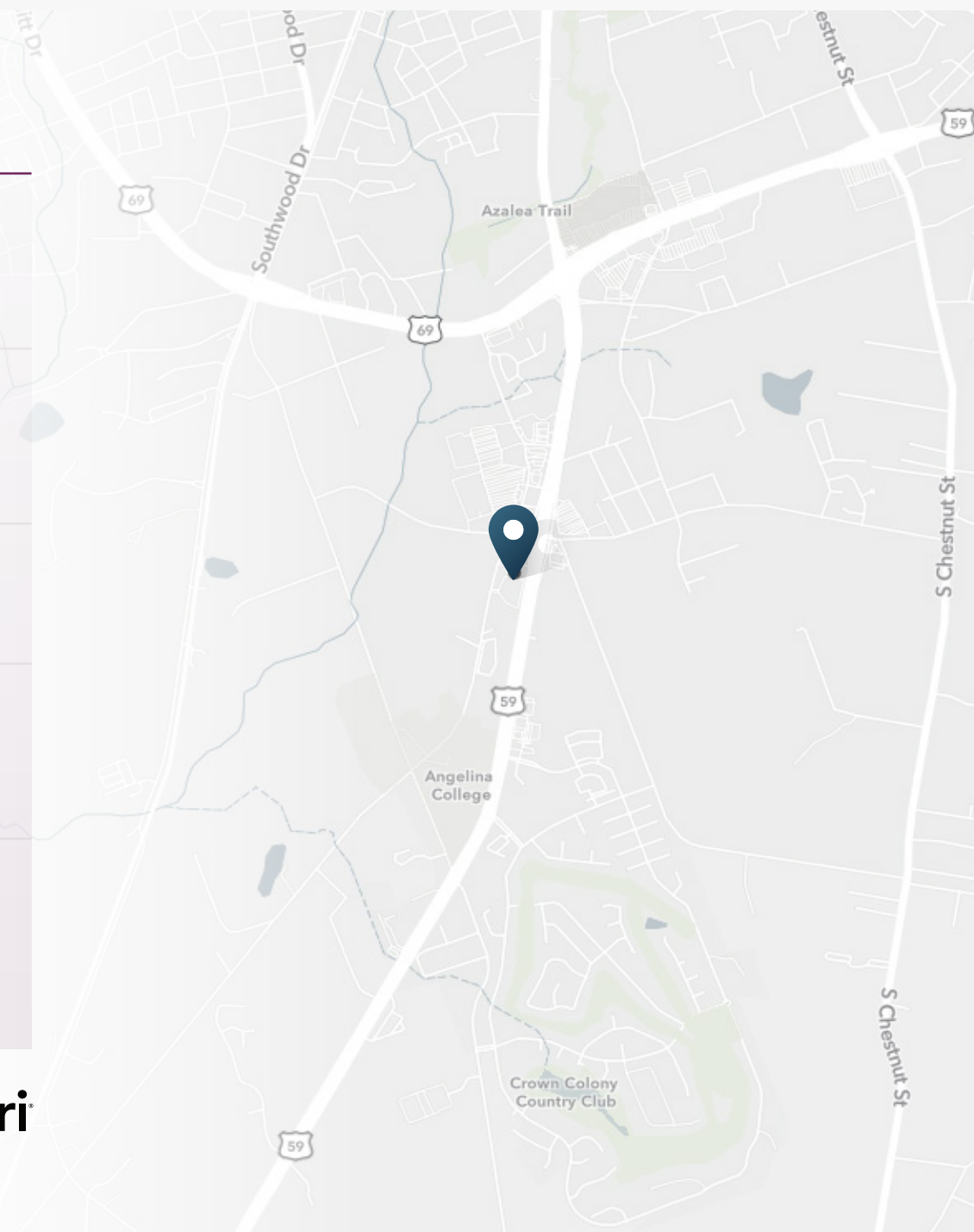
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## DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2024 Estimated Population	2,191	23,033	43,338
2029 Projected Population	2,190	22,904	43,055
Proj. Annual Growth 2024 to 2029	-0.01%	-0.11%	-0.13%
<b>Daytime Population</b>			
2024 Daytime Population	3,774	29,165	51,781
Workers	2,661	16,644	27,299
Residents	1,113	12,521	24,482
<b>Income</b>			
2024 Est. Average Household Income	\$88,749	\$95,165	\$85,008
2024 Est. Median Household Income	\$60,355	\$63,559	\$57,861
<b>Households &amp; Growth</b>			
2024 Estimated Households	1,119	9,414	16,919
2029 Estimated Households	1,144	9,550	17,172
Proj. Annual Growth 2024 to 2029	0.44%	0.29%	0.30%
<b>Race &amp; Ethnicity</b>			
2024 Est. White	60%	58%	52%
2024 Est. Black or African American	18%	19%	22%
2024 Est. Asian or Pacific Islander	5%	3%	2%
2024 Est. American Indian or Native Alaskan	0%	1%	1%
2024 Est. Other Races	17%	20%	24%
2024 Est. Hispanic (Any Race)	17%	23%	28%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





# Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



**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.

SRS Real Estate Partners-Southwest, LLC	600324	ryan.johnson@srsre.com	214.560.3285
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Enter Information Here	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

Ryan Johnson	525292	ryan.johnson@srsre.com	214.560.3285	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Jonathan Probst	564184	jonathan.probst@srsre.com	281.657.9340	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date





**SRS Real Estate Partners**  
7500 San Felipe, Suite 950  
Houston, TX 77063  
281.661.3220

**Jonathan Probst**  
281.657.9340  
jonathan.probst@srsre.com

**Cole Duthelage**  
281.661.3221  
jonathan.probst@srsre.com

**SRSRE.COM**

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