



Oldham
Goodwin

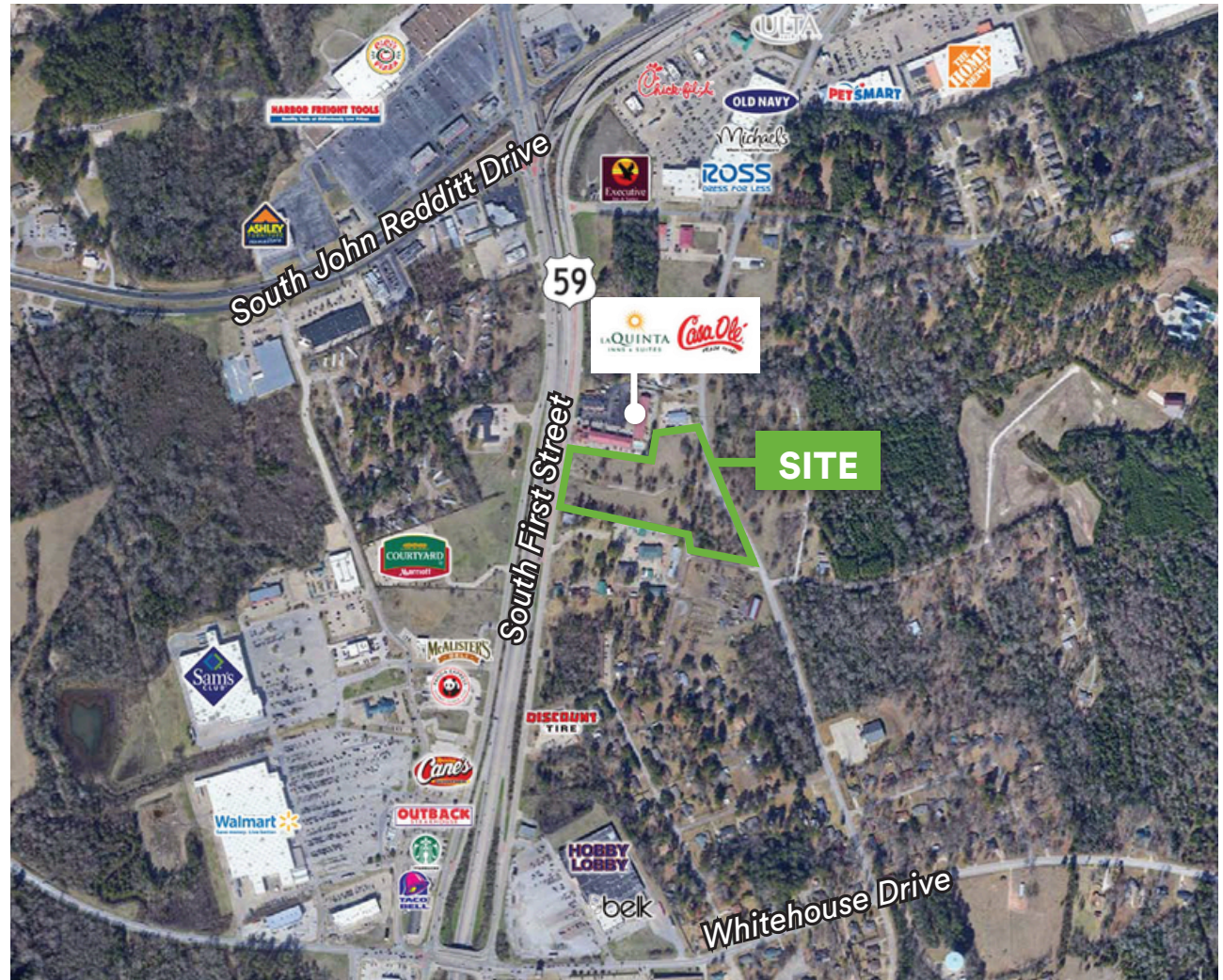
COMMERCIAL LAND | FOR SALE 8 ACRES ON US 59 NEAR LOOP 287 (WILL DIVIDE)

South First Street (US 59 Frontage) | Lufkin, Texas 75901



PROPERTY HIGHLIGHTS

- Prime commercial development opportunity along US 59 near US 287 (S John Redditt Drive).
- Approx. 325' of frontage on US 59 and more than 775' on Tulane Ave.
- Property can be divided into +/- 1 acre pad sites on US 59 Frontage Road or larger commercial tract fronting Tulane Drive.
- US 59 is primary route between Houston and East Texas and Louisiana.
- Situated in major retail corridor near Lufkin Mall, Ross Dress for Less, Michaels, Chick-fil-A, Ulta, PetSmart, The Home Depot, Walmart, Sam's Club, McAlister's Deli, Raising Cane's, Outback Steakhouse, Starbucks, 7 Brew Coffee, Hobby Lobby, Whataburger, and Academy.
- Centrally located within a regional business and medical hub.
- Excellent exposure and visibility from major highway and regional connector road.



SALES PRICE
\$1,850,000



PRICE/SF
\$5.30/SF



LAND SIZE
8 AC



SITE

Tulane Drive



South First Street

59



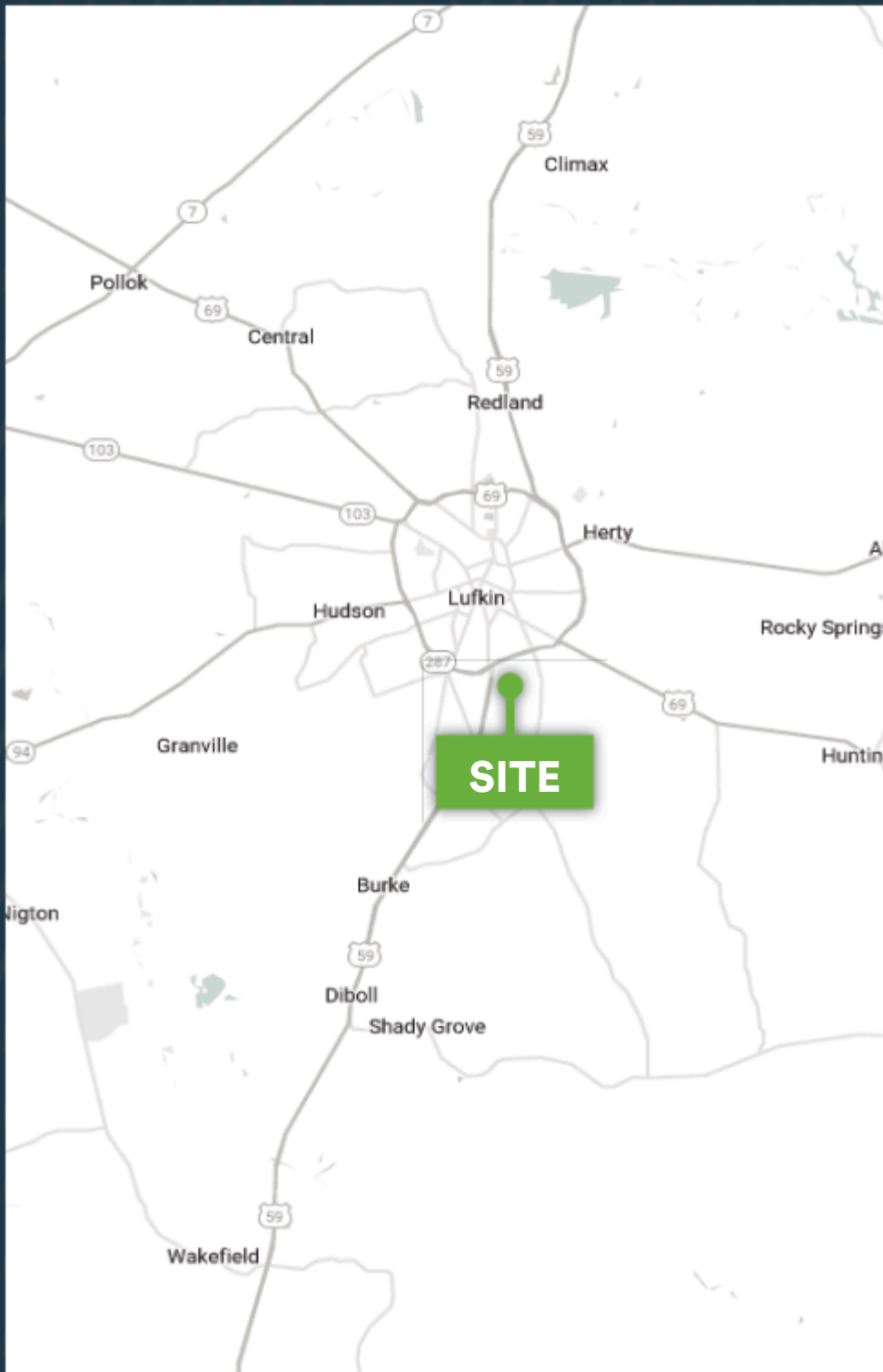
SITE



South First Street

Tulane Drive

59



PROPERTY INFORMATION

Size	8 AC	
Legal Description	3 A144 Tulane Crossing Subdivisions, Block 1, Lots 1-3	
ID Number	Angelina CAD 144232, Angelina CAD 144233, Angelina CAD 144234	
Access	Ingress/Egress via US 59 Frontage Road and Ingress/Egress via Tulane Drive	
Frontage	Approx. 325' on US 59 Frontage Road, approx.. 780' on Tulane Drive	
Zoning	Commercial District	
Utilities	Electric: Water: Sewer: Telephone: Gas:	Available City of Lufkin City of Lufkin Various Available
Flood Plain	None	



TEXAS OVERVIEW

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



Fort Worth

TOP CITY FOR SALES
GROWTH IN 2018

Dallas

TOP MSA FOR POPULATION
GROWTH IN 2020

**Bryan/College
Station**

#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston

4TH LARGEST POPULATION IN
THE U.S.

Austin

NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio

2ND FASTEST GROWING CITY
IN THE NATION

2ND LARGEST LABOR WORKFORCE:
15.8+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME



BEST STATE
FOR BUSINESS



TOP STATE
FOR JOB GROWTH



NO STATE
INCOME TAX

DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

3K

HOUSEHOLD
INCOME

\$73K

CONSUMER
SPENDING

\$34K

3 MILE

ESTIMATED
POPULATION

27K

HOUSEHOLD
INCOME

\$66K

CONSUMER
SPENDING

\$265K

5 MILE

ESTIMATED
POPULATION

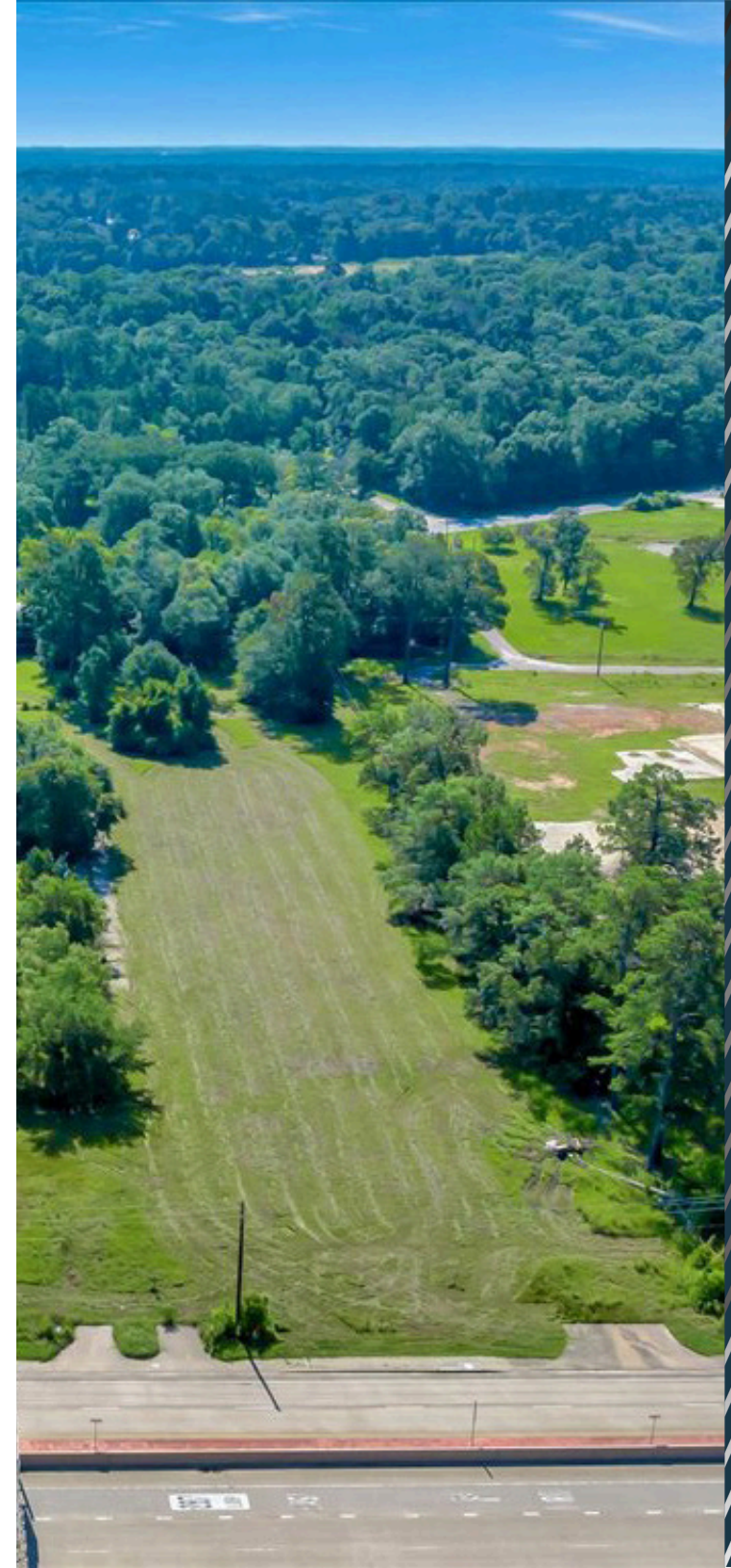
45K

HOUSEHOLD
INCOME

\$65K

CONSUMER
SPENDING

\$434K



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Sponsoring Broker (Licensed Individual of Business Entity)	License No.	Email	Phone
Name of Designated Broker Licensed Individual of Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



Jeremy Richmond, CCIM

Managing Director | Land Services

D: 979.977.6096 **C:** 979.777.8176

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O: 281.256.2300

San Antonio

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San Antonio, Texas 78213
O: 210.404.4600

Waco/Temple

18 South Main Street, Suite 500
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O: 254.255.1111



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