

OG

Oldham
Goodwin

INDUSTRIAL LAND | FOR SALE

7.73 ACRES ON FM 2251

2103 Sayers Street | Lufkin, Texas 75904



PROPERTY HIGHLIGHTS

- Commercial land adjacent to G.A. and N.R. Railroad
- Approx. 112' of frontage on FM 2251 (Sayers Street)
- Property can be combined with 11.39 Acre tract at 2101 Sayer Street, separated by 100' Oncor Electric owned parcel
- Immediately south of US 69 (Ellen Trout Drive) with quick access to Loop 287 and US 59
- Water, electric, and sanitary sewer available
- Near George H. Henderson Expo Center, Lufkin Golf Club, Ellen Trout Zoo, and Brookshire Bros Warehouse
- Zoned for Light Manufacturing use



ASKING PRICE

\$232,200



PRICE/SF

\$30,000/AC



LAND SIZE

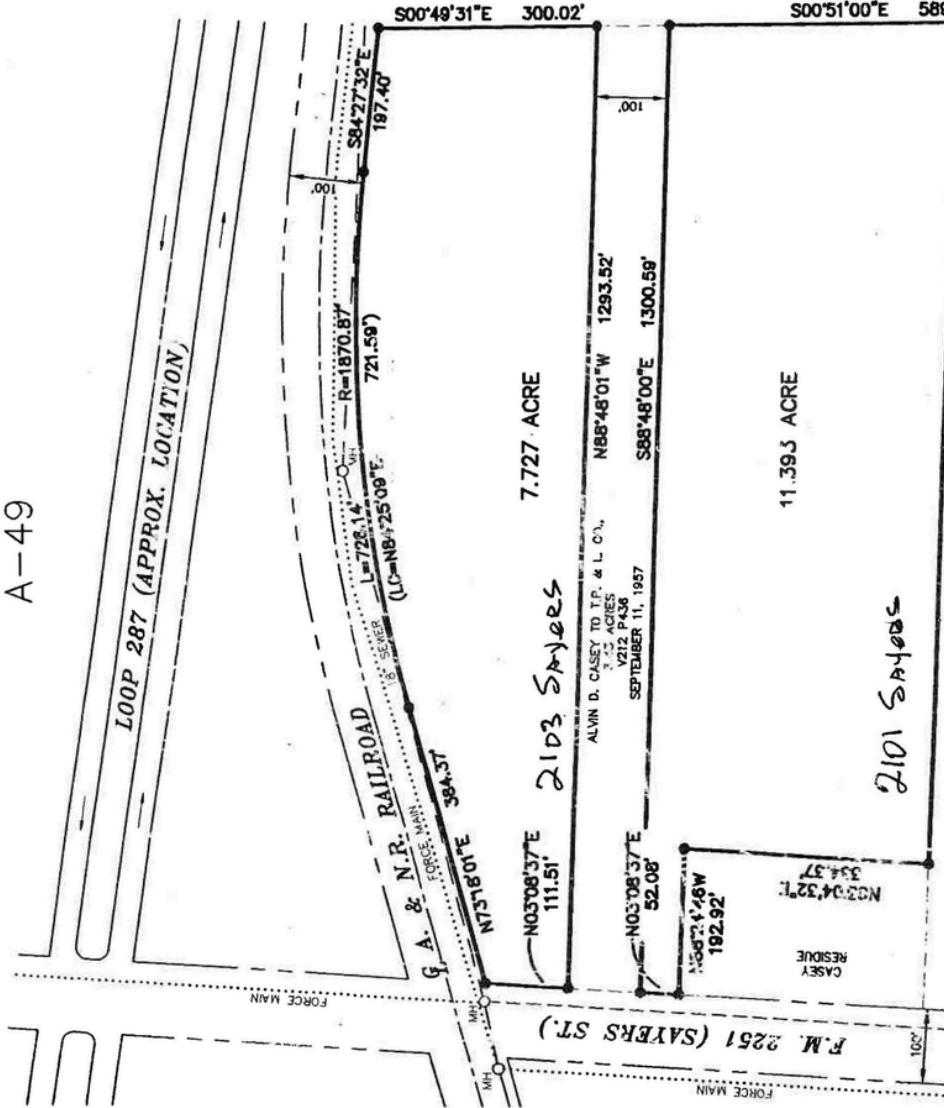
7.73 AC



A. VARILLA SUI. VEY

A-49

LOOP 287 (APPROX. LOCATION)



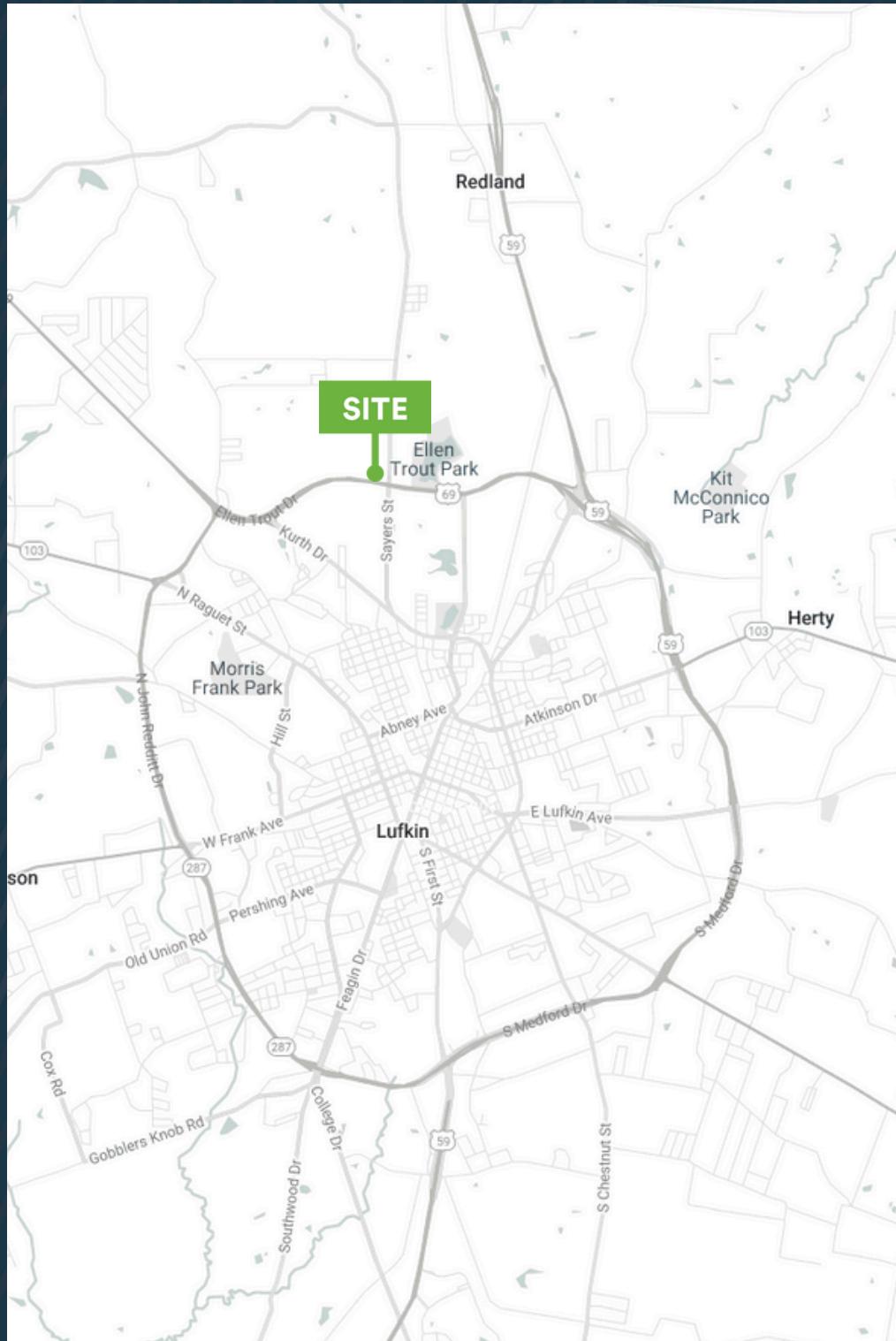
SCALE:

NOTE: THE INFORMATION SHOWN HEREON IS COMPILED FROM INFORMATION PROVIDED BY THE CLIENT AND DOES NOT REPRESENT "AN ON THE GROUND SURVEY".

GOODWIN • LASITER
ENGINEERS • ARCHITECTS
SURVEYORS

1600 S. CHESTNUT • P.O. BOX 451 • LUBBOCK • TEXAS 79401 • (COAST-ALVA
DATE: 10/05/94 SURNAME: BROWN
TIME: 8:00 AM BORN: 1941
FIRM: BWB
PERIOD: 1991
NR
SHEET NO. 347025
PLAT SHOWING A 7.727 ACRE TRACT
AND AN 11.353 ACRE TRACT SITUATED
IN THE A. VARILLA SURVEY, A-48,
ANGELINA COUNTY, TEXAS.

PLAT SHOWING A 7.727 ACRE TRACT
AND AN 11.393 ACRE TRACT SITUATED
IN THE A. VARILLA SURVEY, A-49,
ANGELINA COUNTY, TEXAS.



PROPERTY INFORMATION

Size	7.73 AC
Legal Description	Abs 0049 Barela Anastacio, Tract 329, Acres 7.73
ID Number	Angelina CAD 22425
Access	Ingress/Egress via FM 2251 (Sayers Street)
Frontage	Approx. 112' of frontage on FM 2251
Zoning	LM, Light Manufacturing
Utilities	Electric: Available Water: City of Lufkin Sewer: City of Lufkin Telephone: Various Gas: Available
Traffic Counts	US 69: 15,344 VPD (AADT 2023) FM 2251: 1,792 VPD (AADT 2023)
Flood Plain	Less than 20%



DEMOGRAPHICS

1 MILE

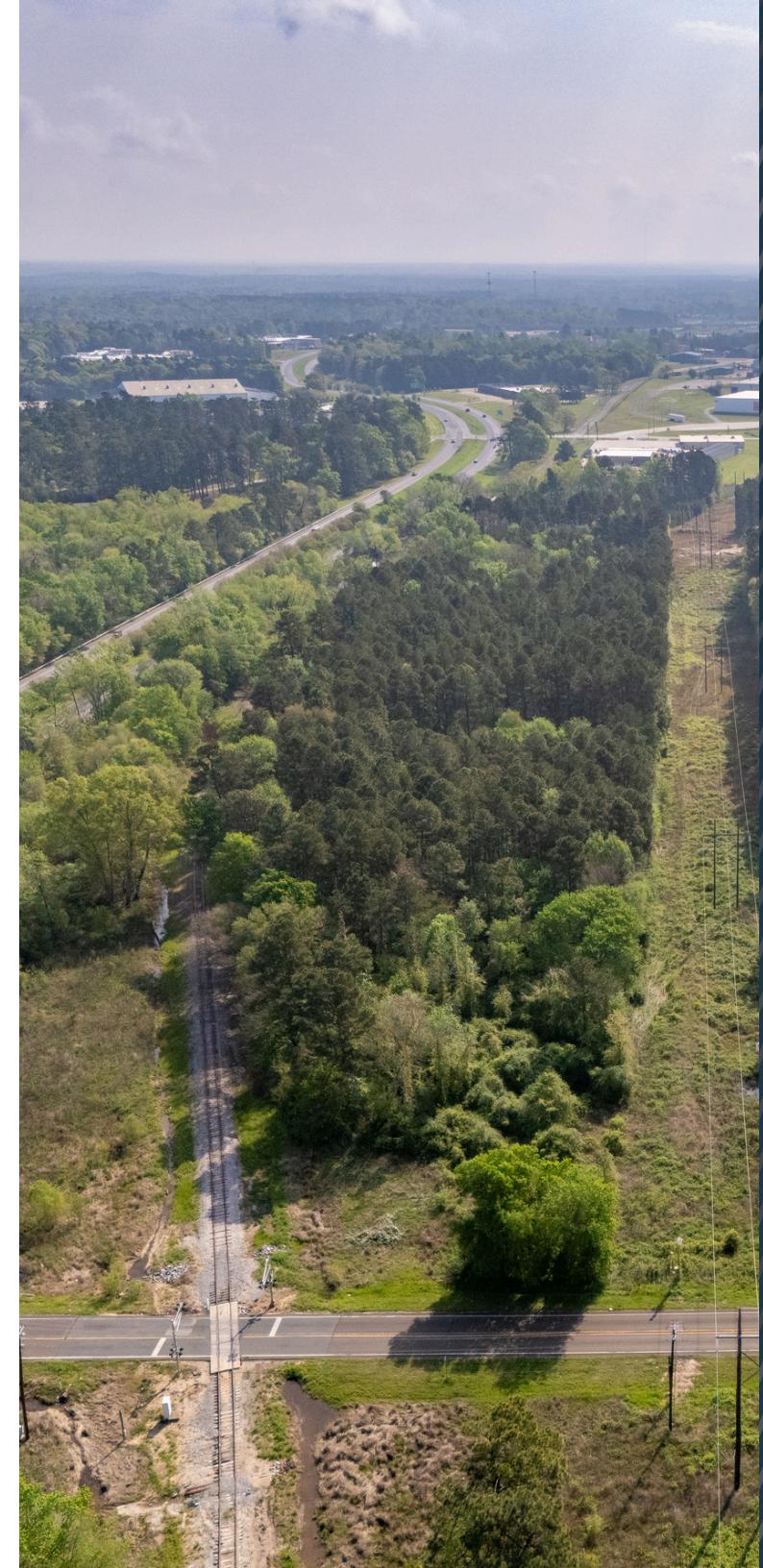
ESTIMATED POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING
9K	\$102K	\$105K

3 MILE

ESTIMATED POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING
49K	\$100K	\$606K

5 MILE

ESTIMATED POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING
105K	\$81K	\$1.16M



2ND

FASTESt GROWING ECONOMY
IN THE UNITED STATES

#1

STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



POPULATION
28,995,881

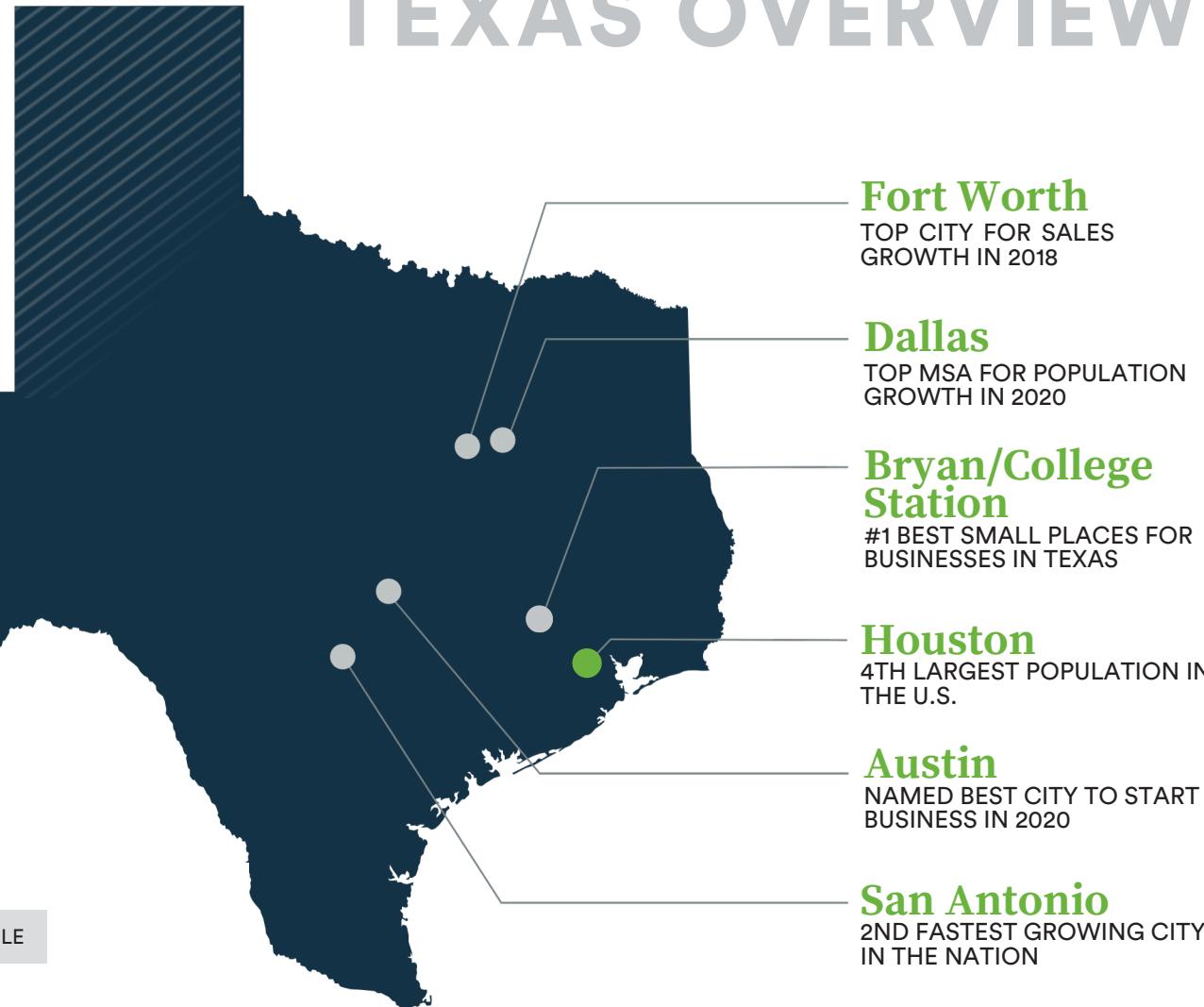
80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND

LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57

FORTUNE 500 COMPANIES
CALL TEXAS HOME



BEST STATE
FOR BUSINESS



TOP STATE
FOR JOB GROWTH



NO STATE
INCOME TAX

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. **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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate

Sales Agent/Associate's Name

532457

Licensed No.

Licensed No.

Licensed No.

Licensed No.

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(979) 268-2000

Phone

Phone

Phone

Phone

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



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Houston, Texas 77079

O: 281.256.2300

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1901 NW Military Highway, Suite 201

San Antonio, Texas 78213

O: 210.404.4600

Waco/Temple

18 South Main Street, Suite 500

Temple, Texas 76501

O: 254.255.1111

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