



Oldham
Goodwin

INDUSTRIAL LAND | FOR SALE

7.73 ACRES ON FM 2251

2103 Sayers Street | Lufkin, Texas 75904



SITE

69

15,344 VPD

FARM
2251
ROAD

Sayers Street: 1,792 VPD

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



FedEx

United Rentals



ONCOR

SITE

15,344 VPD

69

McCoy's
BUILDING SUPPLY



Expo Center



EAST TEXAS
ASPHALT
A CRH COMPANY

Brookshire
Brothers
FOOD & PHARMACY

Distribution Center

FedEx

Kurth Drive

Creekside
Estates

Sayers Street: 17,92 VPD

2251

Lake
Myraid

Pinewood Park
Apartments

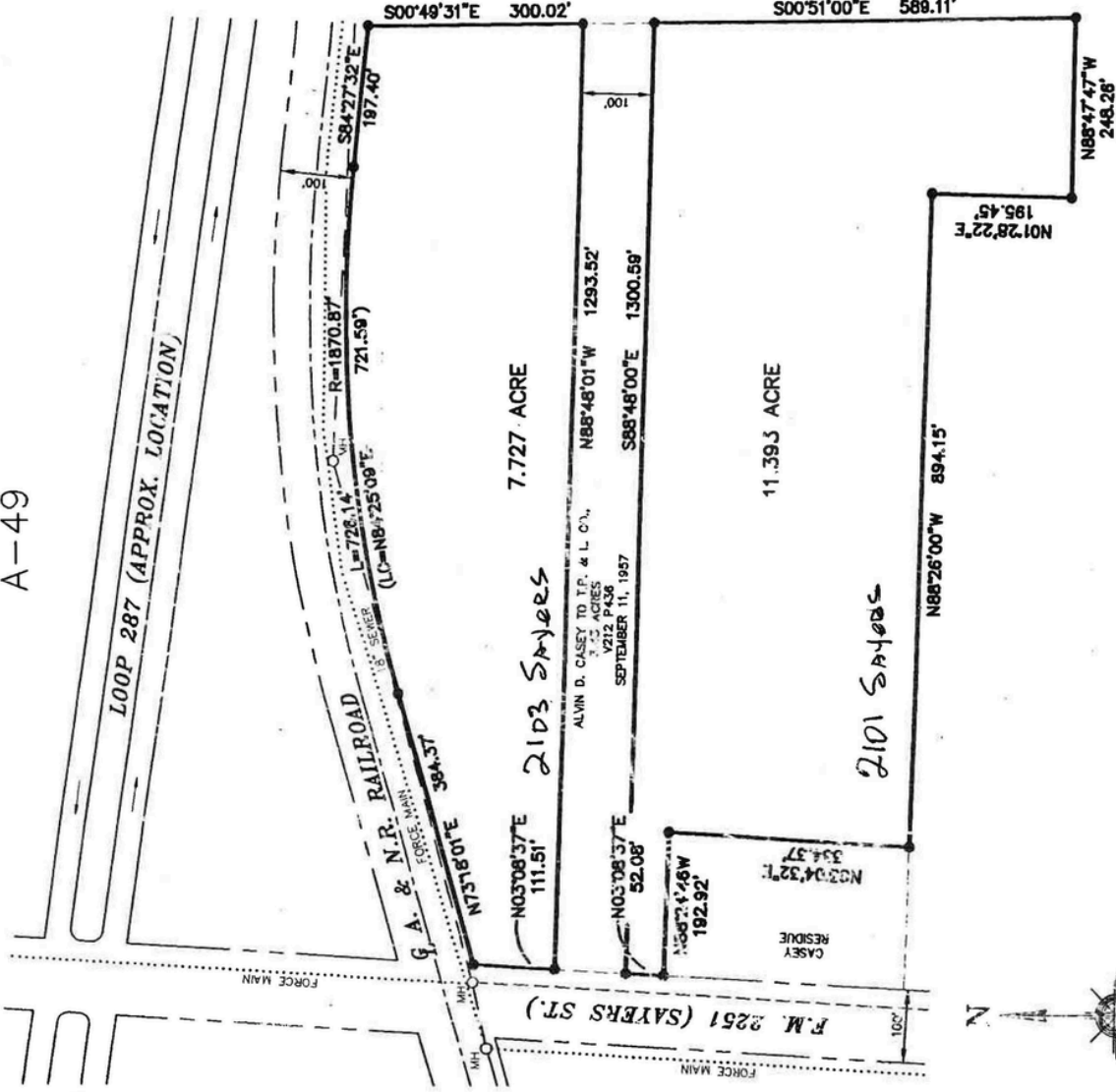
DOLLAR
GENERAL



FAMILY DOLLAR
my family, my family dollar

A. VARILLA SURVEY

A-49



SCALE:
1" = 200'

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

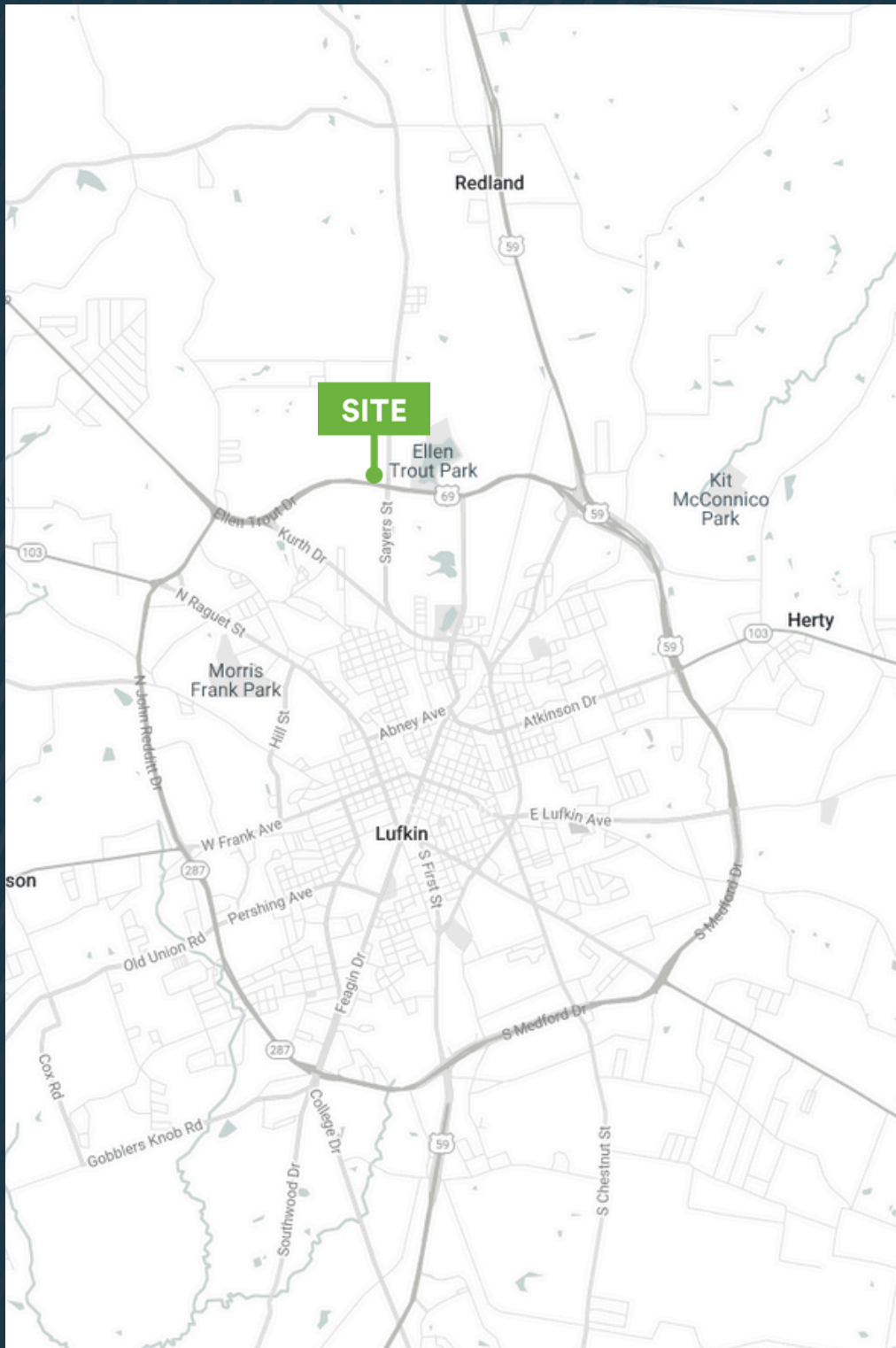
GOODWIN • LASITER
ENGINEERS • ARCHITECTS
SURVEYORS

DATE	BY	CHECKED	APPROVED
10/05/94	BWS	LJR	RR

1000 S. CHESTNUT • P.O. BOX 437 • LUBBOCK • TEXAS 79401 • (806) 742-1118

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

347025
SHEET NO.
1



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

9K

HOUSEHOLD
INCOME

\$102K

CONSUMER
SPENDING

\$105K

3 MILE

ESTIMATED
POPULATION

49K

HOUSEHOLD
INCOME

\$100K

CONSUMER
SPENDING

\$606K

5 MILE

ESTIMATED
POPULATION

105K

HOUSEHOLD
INCOME

\$81K

CONSUMER
SPENDING

\$1.16M



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

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

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

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

532457

Licensed No.

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Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

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



Jeremy Richmond, CCIM

Managing Director | Land Services

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Sayers Street: 1,792 VPD

This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker). 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.

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